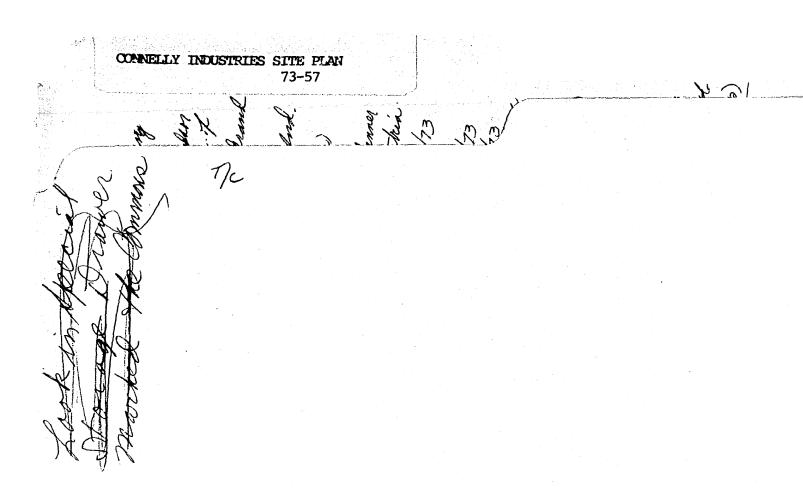
PB# 73-57

Connelly Industries



47. Atr. from n.y. S. Parks oker albany, n y to Dorald Bockin, Connelly Ind dated 8/23/13 Re: Candor & gas denapte on Rt. 32 49. Xtn. from Super. marshen to Kartiganes Enge, dated 8/a1/73 Reserve.
49. Water Sever, H way Review form from Lyman master, fanit. Supt. taled
3. 8/21/73 (2/9) 58. Proposed Sewer Hudy agreement dated 8/10/13 between Connecty Suf. and to. of n.w. (2pgs) 51. Atn. from John mcCann Cheif Bur. of fire Revention to P/B deted 8/29/73 Ri: Connection 52. Atn. P/B. n.w. anthony austria to Jos. Tellariso Chairmen n.w. P/B taled 8/29/73 Re: Connelly Ind. (Condomination)

13. Ath. from Koward Callett, old Snep. to Ted marsden, supervisated of 27/73

14 man. In. 112 - 112 54 Nemo from 8/B to John melann, Fire Brevention Bur dated \$1/13 Re: maxox 55. memo from N. W. P. B to goe Veally H'way Rupt. dated 8/17/73 Re: maper of memo from N. W. P/B to Rupt. Sant Dept. dated E/17/73 Re: maper of Commune at Window. 57. memo from n. w. P/B to goe braig , water Dept. dated 8/17/73 Ro. mape of 58 Water Rever, Hway Review form from Jac Craig relater Supt. dated 8/7/73 59. Htm. From ted marchen Ruper to Connelly Inda dated 6/6/73 ke; Sewer to Atr. from Kartiganer Enga to T/B attn. Ted mars den Re: Lewer Study
5. D. 5 and 101 1/A Cft. dated 8/2/73 61. Ltr. from Sanford Sheker, albany, n.y. to Comie Apigmento lated 8/3/73 62. Atr. from hanford Sheber albany n.y to anchary austria dated 8/3/73 63 7th from Bete Harrison, o.c. Plan. Delet. to Fred rapport, Chauman n. W. 3. B. a. dated 5/6/73 ke: area Varian formational use permit Connelly Inf. 64, map of Preliminary Reno Re: Common 8/4/73 Oxford Pendaffex

STOCK No. 753 1/3

MADE IN U.S.A.

1. Public Nearing Plan. Bd. for Connelly Industries - 73-57

2. application for Lite Plan approval 1/24/73 Connelly Industries

3. 10 Alto Plan Development Plan Connelly Industries Rated Aug. 8, 1973

4. 6) - Reterin Reseipt cards - Leattr Lakechtman Cig. nov. 1973

5. Letter from Keiser Valley Commission dated Feb. 19 1974 to Donald Boehm

5. Letter from Keiden Kiver Valley Commission dated Feb. 19 1974 to Donald Boehm

6. Letter from Keiden Kiver Valley Wright to better Garriesan, Commissioner of Planning

1. Vante Al Anno. Antold 13/2012 County of Orange tated 12/20/73 6. Letter Connelly Endustries dated 1/1/14 to melton Fischer Re: Commone at Winder 1, Letter from Lleyd Wright- U. S. Dept. agriculture dated 12/20/13 to deter Lavieron, Comm. of 8. Letter from office of flanning Bd. Town & N. W. Lated 1/4/74 to Lanford the her, 189 Grand 8. Letter from office of flanning Bd. Town & N. W. Lated 1/4/74 to Lanford the her, 189 Grand At RC Commons at Windson 9. Letter from Kudelin Valley Commission dated 2/13/14 to Donald Bolhon of Cornelly And. 10. Letter n. W. Man De. to milton Fischer daled 1/18/74 RI: Commons at Winder (2 pya) 11. Letter Dept. of Planning Country of Drange to Joseph Tallarier Chairman & P. B.Re: Commons at Winden daled 12/26/13 - signed by Joel Raw & Planner 12. Letter form. W. Flan Bl. to Donald, Bachon Sated 12/18/73 from anchony auction 13. memo Connelly Industria from Joseph Tallaring Chairman of P/ Bataled 12/11/13 14. hetter framentkong Rustria & N-W. Plan Bd. Ri. Connelly Ind. faled 12/1/73
15. Memo O.C. Plan Bd. to O.C. Planning Socken attr. Peter sorrison taled 11/30/73
16. hetter from Hanford Sheler aigned by Jumes Orighton P. S. R. Commons doted 11/29/73
17. Atr. Kartiganer Enge. aigned by Click prevas Re: Connelly Ind. pf Rits Storm Brainage
18. Ho. Martiganer Enge. aigned by Click prevas Re: Connelly Ind. pf Rits Storm Brainage
18. Ho. Martiganer Enge. 18, An Maharey x Leamen Esque to n. W. P/B dated 11/37/73 (2pgs) 18. Atr. from Dipro Maraden to Plan Ed . Ke. Drainage Cornelly Prof. Lated 11/36/73(2pger)
20. Atr. from Gre Tallaries to Kartigane Prope Rt. Connelly alast Strainage tated 11/33/73
21. Atr. from ny 1 Dept of Trans. to James Criphton, Samford Kleber, Consultant, albany In J. 12: Commone at Windler dated, 11/21/73 22. Atr. from Frankmartley 205 Winksor Hury to gal tallarisor of flam Bd. dated 1/2/73
23, affectivit dated 11/19/73 from newburgh news le: notice & B/H 1/26/73 Flornelly de 25. Atr. from Nartegahering, Clear Erevas to theo marsely superv. Superv. Marslen (2Pg)
26 Hr. Pla 20 anth at Market Connelly Ind. daled 10/16/73 (2pge). 26. Ltn. Blan. Bd., anthonyautus 0/8. atty. To n. W. T/B RO: connedly lord-dated 10/19/73 (3pg.) 27. Ltn. acrewor Elevored Weyart france (6) Ketween Recipto Ketward 11/28/73 (malaray, Eggleitan Schmit mapac, Epiphany Called Frank Manthey. 27. Memo Bernerd Kereler from Shirly H. Rl: Windson at Common dated 10/1473 30. Memo to eldert argenir, argin serva from Plan Bd. Jerip Shirley H. Kl. Commones
31. Ltn. from Lyen. marchen to P/B Re: Connelly Lud. dated 10/4/73 32. Ltn. from Ted marchen, Lupro togat illasier Chairmen P/B Re: Later for Performance Ltn. Donn for Storm diainage dated 10/1/73

10. Letter n. w. Man. Ed. to milton Fischer daled 1/18/14 RI: Commons at Winder (2pp) 1. Letter Rept. of Planning Country of Drangl to fough Tallarier Chairman of PBRE:
1. Letter Rept. of Planning at Windon Haled 12/26/73-signedby pelkhar & Planner
12. Letter from W. Plan Rd., to Donald Balhm tated 12/18/73 from anchory auchin. 13. memin Connelly Industries from Joseph tallaring Chiuman of P/Bdated 12/11/13 14. hetter framenthoughuntein of N.W. Plan. Bd. Ri. Connelly And. falled 12/1/73
15. memo P.C. Plan. Bd. to D.C. Planning Socken attn. Peter Sarrison tated 11/30/73
16. hetter from panford sheder argned by James Orighton P.S. S. Ro. Commons dated 11/29/13
17. Atr. Kartiganer Enga argned by Clica Brevas Re: Connelly Inf. of seite Storm Brainage
18. An. Maharry Keamen Enga to n. W. P/B dated 11/27/13 (2pgp)
18. An. Maharry Keamen Enga to n. W. P/B dated 11/27/13 (2pgp) 19 Atr. from Dupro Maraden to Blan. Bd. Ke. Drainage Connelly and dated 11/36/73(2pger) 20. Atn. from fre Tallarias to Kartigane Longo Re Connelly alord Strainage taled 11/23/73 21. Atn. from my 1. Dept of Thame to gentle Crighton, Sunford Kheher, Consultant, albany 44 21. Atr. from ny 1. Hept grame. 10 yearnes regnows,

Re: Commone at Windler Lated 11/21/73

22. Atr. from Frank marthey 205 Windsor Hury . 70 gol tallarizor of flam Bol. dated 11/21/73

23. afficient dated 11/19/73 from New burgh news Re: notice & O/H 11/26/73 Ilonnelly life

24. Ata n. W. 14 Way Lupt dated 11/19/73 Re: Common of Windsor to J. W. T. Batton

25. Atr. from Nartycherry, Class serves to thes. marshen, superv. Marshen (287)

Re: storm drainage Connelly Sid. dated 10/16/73 (299e).

26. He Dl. 20 north. Auth. 18/18 att. + n 11 + 12 por s. M. Il. I I to 1. 1/10/22 (300) 26. Ltr. Blan Bd., anthonyautur 0/8. atty. to n. W. T/B RO: Connelly Ind. dated 10/19/73 (3 pg.) 27. Its. acresor Elevoord Weight france (6) Kithen Recipto Ketward 11/28/73 (makeray, Egolestan Schmitt, mapae, Existeny Calley Frank Mantely.

28. Memo Bernard Keneler from Shirley H. Rl: Winday at Commune dated 10/13/73

29. Capy of n. W. Code par 6008-6009 Street speed.

30. Memor is albert argenir, arguis peroa from Plan Bd. Decip dhirley H. Rl: Commune

31. Ltn. from Lugar. Marchen to P/B Re: Cornelly Sud. dated 10/4/73 32. Ltn. from ted marchen, Lupro. toget allarier Chavinen P/B Re: Rates for Performance Lord for Storm drainage dated 10/1/73 33. Connelly Industries to M. W. T. B. attn. Ted marsden deted 9/25/73 Re: Strange 34. Atr. from Super marsden to Donald Bachen Connelly Sad. Re: Storm december of refly 35. Atr. from Reenard Kesaler, Spring Valley to M. W. Plan Bd. Re: Connell dated 9/25/73
36. Atr. from Donald Bookin, Connelly Sud. Re: Oraning Study Commance thinker Ste Plandeted 9/25/73
town Roard attn. T. Marsden dated 9/25/73
37 Atr. from Connelly Sud. dated 9/25/73 37, Atr. from Connelly and dated 9/34/73 to h. W. P.B. teth. Jae tallerier Chuman Re. Common at Windry Kt. 32. (2pgs)

38. Atr. from Cernard Kersler, Apring Valley, n. of to n. W. P/B Re: Connelly and Common Re. (Vated 9/23/73) 39. Drunage Study Commans at Winker Lated 10/77 40. Atr. from Lyper. Marslen to Donald Rachm Connelly Undo. Lated 9/10/73
41. Atr. from Donald Bothm, Connelly Ind. to Super. marslen &c. Rt. 32 Former Purky Prap.
Storm drainage dated 9/17/73 (2000) 43. Water, Sever, N' Way Review Joem regned by De Craig Water Supt deted 9/10/73 Re: Commone 43. Water sever & Nay Review Form rigned by Lyman Martin Janitary Kupt tated 10/10/73 44. memoto Connelly Ind. from P/B Joseph Tallariso dated 9/7/73
45. At from Dept. of Planning, Joseph To Jos Tallariso Blan Bd. Re: Roile consulties, erosion & drainage on Rt. 32 Townhause & apt. Condox dated 8/29/73 signed hypficiting 46. At a dated 8/21/73 from Llaydwaght, Dist Conservationist to Peter Savrica, Comm. of Plansury, Orange County de: Commone at Windson (2690)

RECEIVED NOV 2 6 1973

NOTICE OF PUBLIC HEARING, NOTICE is heavily, show his a positic hearing will be half index the Town of Stat Union. Public limits of State of State

State of New York County of Orange, ss:

Olga Trachewsl she says that he is	ky , being duly s rincipal Clerk	worn deposes and of Newburgh-
Beacon News Co.,	Inc., Publisher of 7	The Evening News.
a daily newspaper	published and of ge	neral circulation in
the Counties of Ore	ange and Dutchess, o	and that the notice
of which the annex	ed is a true copy was One Time	s published
	commencing on the	17th day of
the 17th	day of November	A.D., 19 73

Subscribed and sworn to before me this

19th day of November 19.73

Myllis Suchoff

Notary Public of the State of New York, County of Orange.

MY COMMISSION EXPIRES MARCH 30, 19/5

NEW WINDSOR PLANNING BOARD - PUBLIC HEARING FOR CONNELLY INDUSTRY #73-57

BOARD MEMBERS PRESENT:

A AMERICAN CONTRACTOR

CHAIRMAN JOSEPH TALLARICO, JOSEPH LOSCALZO,

LAWRENCE JONES, THOMAS DOWD. ERNEST SPIGNARPO.

AND ALBERT ARGENIC. .

BOARD MEMBERS ABSENT:

HENRY VAN LEEUWEN

OTHER OFFICIALS PRESENT: ANTHONY AUSTRIA - PLANNING BOARD ATTGHNEY
BERNARD KESSLER - PLANNING BOARD ENGINEER

BERNARD KESSLER - PLANNING BOARD ENGINEER

HOWARD COLLETT -BUILDING INSPECTOR

irate by the Die 8 St.

SCHAIRMAN TALLARICO called to order the Public Hearing at 9:27 F.M.

frice the second

CONNELLY INDUSTRY #73-57 LOCATED ON WINDSOR HIGHWAY

9006P

REPRESENTED BY MR. DONALD BOEHM, MR SCHECTER, AND MR. MORTON MARKS.

drational controls, to

Mr. Loscalso read the Public Hearing notice in the Evening News. Six person were notified and 6 receipts returned.

Chairman Tallarico: These are condominium houses. 14 luxury, Town Houses-4 units in each, 56 units, 19 Town House units 5 units each 95 units, 20 Garden Apts. 14 units 80 units. Total of 231 Units.

Mr. Schecter: I would like to introduce Mr. Donald Boehm for the presentation and he will answer any questions.

Mr. San San Mr. Boehm: I am here to answer technical questions As ar as Site Drainage we. feel we have come to a measure agreement, with officers of the Town. ifpthere aren't any questions I will turn this over to Mr. Marks. B11: 66 95

'Chairman Tallarico: Are there any questions?

Hr. Spignardo: How far have you proceeded with the Town?

. .

Hr. Boehm: We have met with the Town. Our agreement provides for proportionate share of cost. It will rectify drainage that now currently exists. 19 17

Ar: Loscalzo: Estimates.

Mr. Boehm: Mr. Kartiganer provided estimate to Town. Supervisor Marsden called me about it. We agree on the formula.

Chairman Tallarico: I have here some letters I would like to read. 1st- A letter from Mr and Mrs. Frank Manthey dated November 21, 1973 With reference to application of Connelly Industry. It is their opinion that all requests for multi-family developments should be denied. (this metter may be seen in the Connelly Industry File #73-57) in the later of 250 contract to be come and.

The second

2nd

A letter from the Office of the Supervisor dated November 26, 1973 with reference to Drainage - Connelly Industry. (this letter may be seen in the Connelly Industry file #73-57).

A copylof a letter from the Highway Superintendent dated November 19, 1973 to the Supervisor with reference to the Drainage Installation With Connelly Industry. (this letter may be seen in the file of Connelly Industry #73-57.)

4th.

More aufergeren,

A copy of a letter from Kartiganer Engineers to Supervisor Marsden dated October 18th with reference to Storm Drainage and the proposed drainage system to be installed by Connelly Industry. (this letter may be seen in the Connelly Industry file.)#73-57

A copy of a letter to Mr. James Crighton dated November 21, 1973 from the Department of Transportation with reference to the Commons at Windsor condominium. Mr. Greer state the designated points of acceptable. The final location of accesses, geometrics, grades, drainage control, establishment of site clearance lines, etc will have to be determined on a more defininite plan will be subject to D.O.T. regulations. (this letter may be seen in the Connelly Industry file.) 73

A copy of a letter to Supervisor Marsden from Kartiganer Engineers dated November 28th with reference to off-site storm drainage for Connelly Industry Development. (this letter may be seen in the Connelly Industry file #73-57.)

Chairman Tallarico: Are there any questions?

Mr. Jones: I have one - There is nothing being done to take away.

Mr. Boehm: I believe I can answer that. Basically from Engineer report of Kartiganers diameter of pipe have not been changed. I believe all provisions have been made. The property is zoned as Multi-Family Type Project.

Mr. Jones: This is 2 years away to Moodna Creek.

Mr. Boehm: It eliminates problems in Schoonmaker Development. We are in the position to contribute \$68,000.

Mr. Spignardo: Mr. Jones is trying to point out the Hudson Drive Area.will benefit. Below that will be problem.

Mr. Boehm: "It goes down past Moodna Creek. There are six phases.

Mr. Spignardo: The problem has to be from the mouth of the Moodna back.

Mr. Jones: Survey shows that you are going to build up water in swamp if it isn't taken care of. You are creating a problem.

Mr. Boehm: We feel that we can contribute. We are responsible for a

Connelly Industry Public Hearing continued.

Mr. Boehm: This is in initial priority. The Town Board initially wants to eliminate drainage problem on Epiphany Hill down to the Hudson River.

Chairman Tallarico: Do you have your route?

Mr. Boehm: We are going down Parkway, continue into Parklawn, continue Harth Drive. Birchwood: and Hudson Drive.

Chairman Tallarico: Are you going to pipe?

Mr. Boehm: Yes.

Chairman Tallarico: Do they have an easement Mr. Silberberg?

Mr.Silberberg: There is an existing creek. No desement yet.

Mr. Boehm: We are talking about 2400ft of pipe going in. We will accept Kartiganer's figures.

Mr. Jones: That storm water isn't feasible for the rest of Town.

Mr. Boehm: This will eliminate problem. There are two drainage lines undersize.

Chairman Tallarico: Have you check route?

Mr. Kessler: Yes.

Chairman Tallarico: If there are no further questions I will open for this bearing for questions.

Morton Marks, Engineer present- I am here to deal with the social and enviromental. You can rent or purchase a home. You have responsibi as homeowner. New Windsor has only one condominium - Ingswood Gardens. There is a need in New Windsor for condominiums. It gives a person an opportunity to own the place within which he lives. David Klurman is Assistant Attorney General. He is in charge of public financing and syndication. Any condominium must be presented to him with complete disclosure. If he approves we are responsible for that for many many years after it has been turned over. The market study shows there is a definite need in New Windsor for condominiums. We are proposing a most attractive piece of land. 24 acres. 231 units. 9.62 dwelling units to the acre. We have taken a design which will be more compatible to the topography. California design. I am a native of Poughkeepsie, New York. We are building a similar project in Poughkeepsie. New York. What we want to do is create a complete environment for people who are tired of shoveling snow. Our road system within our plan is going to be owned and looked after by the condominium region. All parking off the streets. Pointing to map Mr. Marks showed meeting hall, card rooms, tennis courts, management office, mens locker rooms, and same for women, swimming pool. Two tennis courts weatherized. Buffered area well screened for campers trailers, boats. We have complied with O.C. Pl. 375 sea level. We designed hiking trails and picnic area. A beautiful view of the Hudson River. Mr. Boehm has been involved in N.Y.S. for the past 14 years. He has

built many public buildings.

Myself- I am a consultant for Poughkeepsie. I have developed shopping centers. I have done quite a bit of marketing.

Mr. Marks pointed to sketches (showed audience)

Chairman Tallarico: Any questions from the Board?

Mr. Kessler: One suggestion to add possibly of a retension basin on this side of Route 32, controlling downstream flow. (Mr. Kesslers November 23rd review attached.)

Mr. Boehm: We explored that with the County Planning Board. We have to go the more expensive way. We have our engineer here tonight.

Chairman Tallarico: Are there any other questions from the Board? I will open this hearing up to the audience. Please state your name and address.

Joseph Murphy, 247 Garden Street- I appreciate the sales pitch. I would like to bring to the attention of the Board-Tennis Courts are they for the tenants or for the Public. Going down Leslie or Margo, Franklin we have overflow in the spring from the sewers. Connelly is willing to pay for new sewer. 60 %. Who is going to pay remainder? Is it the Sewer district? I don't think Town Board or Planning Board can go ahead without a Public Hearing.

Chairman Tallarico: We are talking about storm water.

John Kilpatrick, lBirchwood Drive- I appeared when Parklawn started. Before it reaches Birchwood there would have to be easements. What is answer.

Mr. Boehm: We are willing to help correct drainage.that does exist. Kartiganer study 50 year study. All we did was to follow recommended area. We worked in conjuction with them. If we didn't build this situation would have to be taken care of.

Mr. Kilpatrick: Will that be buried?

Mr. Boehm: Yes, We will have to secure easements. We are taking 63%. We are assessed 25% into the Wood Pond Creek area.

Mr. Kilpatrick: Who is going to foot the rest of bill?

Mr. Boehm: I think I may point out there are 4 or 6 storm drainage districts.

Mr. Jones: Four district survey. Two districts -Wood Pond Creek.

Mr. Murphy: I spoke against P.U.D. District and change of Zoning on Route 32. That property is now P.O. We have two lane highway. This will not stay much longer. Any increase to 4 lane traffic will probably come on west side of Route 32. There are less houses on that side. St. Joseph's own property. Planning Board should look ahead 5 or 10 years. "How much of a buffer zone does this property have?

FRI HERE

Connelly Industry Public Hearing

Mr. Boehm: In tieing into any state road we must conform with them. We are set back 200 feet. It is a buffer strip. For noise and security we have it.

Chairman Tallarico: I believe you have 100 feet setback.

Mr. Murphy: If you will just put your finger on map. Show Leslie, and Parkway Drive.

Where do you propose to put your roads? You are going to have 500 people and 300 cars. How are you going to get them in and out safely.

Mr. Boehm: The Town has certain requirements. I have a letter from the D.O.T. which we must comply to. The State controls this. The Plannin Board follows State.

Chairman Tallarico: Anyone else?

Edward Magutto, Clarkview Road: I represent Mapac. I would like to know water flow? We are across the street.

Mr. Boehm: It will all be collected and piped. We jack and go under.

Mrs. Guthreid. Union Ave.: Do you change grading level?

Mr. Boehm: No, we can not. The State wouldn't allow it. They require access road be proper width. Refuse to allow trenchure.

Mrs. Guthried: I live on Union Avenue where there is no visibility.

Mr. Boehm: That is a County Road.

Mrs. Guthreid: What happened to the moritorium?

Chairman Tallarico: We sent our recommendations to the Town Board.

Mr. Loscalzo: That is a question you will have to ask the Town Board.

Councilman Lahey, Knox Drive: You can't call a moritorium without good reason.

Mr. Loscalzo: We should have seen some action.

Councilman Lahey: If recommendations were legal it would be passed.

Mr. Preston: If there is a moritorium and it were passed how would it effect this project?

Chairman Tallarico: That is a question of legality.

Chairman Tallarico: Are there any further questions from the audience? Are there any further questions from the Board? If not I declare this Public Hearing Closed.

Muley B Handenterfe SHIRLEY B. HASSDENTEUFEL

RESPECTFULLY SUBMITTED.

Recording Secretary

100	The state of the s		ید رمذ
Appl	ication	No.	73-57
FF			

TOWN OF NEW WINDSOR PLANNING BOARD 555 Union Avenue: Tel: 565-8868

in the second second	555	Union	Avenue;	Tel:	565-886	•

APPLICATION FOR SITE APPROVAL	
Name Connelly Industries. Inc.	
Address 178 Grand Street, P.O. Box	1104. Newburgh. New York 12550
1. Owner of the property Contract Vo	endee, Connelly Industries, Inc.
2. Location of the property North Side	e, Route 32, Former Purdy Estate
New Windsor, New York	C
3. zone area R. C.	
4. Nature of business Multi-famil	w residential housing
5. Lot size: Front 24 Ac. Red	
As required by Zoning Ordinance Side yard	wear yard
Zoning Ordinance Side yard_	ha R1
7. Dimensions of new building See Sin	`
Addition	
Not applicable Compliance with requirements shall be applicant or his representative and it	the sole responsibility of the is suggested a copy of the Zoning
Ordinance be obtained, with particular rejection of the plans. I do hereby affirm that all fees, permit the laws and ordinances of the State of Windsor will be paid and that any experiment of meetings will be paid. Also for review of this project. Fees are do of preliminary plans. All checks are to New Windsor. Seven (7) copies of the paid.	its and charges applicable under f New York and the Town of New use for advertising of Public , any legal or engineering fees ue and payable upon submission to be made payable to the Town of
	Signature of applicant
Presubmission	copnelly Industries, Inc.
Final Approval	
Adopted 10/5/70	
disapproved 12/12/73 24.	

2-27-14)

February 19, 1974

Mr. Donald Boshm Connelly Industries, Inc. First and Center Streets Connelly, NY 12417

Construction Construction Contract Construction Construction Construction Contract Construction Contract Const

Dear Mr. Bochm:

Re: Project #121-H73
The Coumons at Windsor
Town of New Windsor
Orange County

The Hudson River Valley Commission has received the data necessary to review the above described project.

We are pleased to report that the Commission in its meeting on February 15, 1974, found that the project would not have any unreasonably adverse effects on the resources of the Hudson River Valley.

Accordingly, this project is not subject to further review by this Commission and you may proceed with it.

Very truly yours,

HUDSON RIVER VALLEY COMMISSION

Samuel J. Abate Executive Secretary

16

cc: Hom. Milton Fisher, Supervisor, Town of New Windsor Mr. Joseph Loscalzo, Planning Board Chairman, Town of New Windsor Mr. Howard Collett, Building Inspector, Town of New Windsor

性相似 致某一起的过去分词不识想追踪基

一个人们 國際 原料型的

CERTIFIED MAIL

178 GRAND STREET P. D. BOX 1104 NEWBURGH, NEW YORK 12550



AREA CODE 914

January 7, 1974

Mr. Milton Pischer, Supervisor Town of New Windsor 555 Union Avenue New Windsor, New York 12550

Connelly Industries, Inc. The Commons at Windsor, Rt. 32

Dear Mr. Fischer:

I wish to take this opportunity to congratulate you on your new position as Town Supervisor. As a resident of the Town of New Windsor, I am confident that the Town shall benefit under your stewardship.

As you are probably aware, Connelly Industries has had before the New Windsor Town Planning Board, a proposal for the construction of 231 luxury condominium town houses and quadruplexes to be constructed on the West side of Rt. 32, on the former Purdy property, which is currently zoned for multi-family use.

Our proposal has been rejected by the Town Planning Board on the basis of, as we understand, an existing deficiency in storm drainage.

We had been advised by the officials of the Town that a storm drainage study was underway by the Town Engineers and it was requested of us to participate in the construction of a storm drainage system which would not only handle the water which is currently coming from our property, but also water from a portion of the Epiphany College property, the Parkway Drive subdivision and also the Schoonmaker Development.

Connelly Industrici Incorporated

Mr. Milton Fischer, Supervisor Town of New Windsor, Page 2 January 7, 1974

It was recommended to us by the Town that based on cost figures for the storm drainage system that Connelly Industries pay the sum of \$68,460.00 of a total estimated cost of \$143,550.00 for a storm drainage system which would alleviate off-site drainage through the area above mentioned. This amount (which, although Connelly Industries felt was excessive), Connelly agreed to pay to the Town towards the construction of a storm drainage system, which would have run from the Easterly side of Rt. 32, all the way to its discharge at Wood's Pond.

We realize that as the Town grows, certain existing problems must be corrected and certain new improvements added, therefore, we remained consistent in our aim to help the Town wherever and to whatever extent it was economically fesible.

In spite of our offer of assistance, the Town Planning Board has still refused approval of this project.

In light of the aforementioned, I am requesting your assistance in advising us as to what can be done to overcome the existing objections to this project. Unfortunately, time is extremely pressing and both our Corporate Counsel and my Associates are both pressing me to obtain a satisfactory remedy to our situation on this project.

Thank you for whatever assistance your office can be in this matter.

Awaiting your reply.

Very truly yours,

CONNELLY INDUSTRIES, INC.

Donald P. Boehm Corporate Planning

DPB/sjb

JUNIT

INITED STATES DEPARTMENT OF AGRICULTURE

SOIL CONSERVATION SERVICE

239 Wisner Avenue, Middletown, New York 10940

December 20, 1973

Mr. Peter Garrison Commissioner of Planning County of Orange Department of Planning The County Building Goshen, New York 10924

RE: The Commons at Windsor, Town of New Windsor, NWT-73-25-N

Dear Mr. Garrison:

A second review of the above site based on a set of plans dated November 12, 1973 was made in accordance with your request to the Orange County Soil and Water Conservation District. The comments below are based on the soil survey and a field review.

1. <u>Drainage</u>

The storm drainage system does not appear to be adequate to carry peak runoff from a 25 year storm.

2. Erosion

No erosion control plan is indicated on this plan. The retention pond discussed below can be designed to serve as a sediment basin to control erosion from this site.

3. Runoff

This development will substantially increase peak water runoff to downstream areas.

Our field review of this site was conducted while there was snow on the ground, and some drainage may have been overlooked. As proposed, storm runoff from this site will tie into the storm drains in the development on the opposite side of NY Route 32. If the additional runoff from the Commons is added to this system, problems will likely be created. Also, further downstream this runoff enters a 24" RCP. If any additional runoff is added to this system, flooding problems will be created here.

If this development is approved without a retention basin, the possibility of future flooding between this site and the Hudson River exists. If retention is not used, the developer should show that the increased runoff will not overload downstream storm drains and cause flooding problems.

.

The Commons at New Windsor December 20, 1973 Page 2

4. Recommendations and Summary

We feel that before this development can be approved the developer should plan a retention basin, redesign the storm drainage, and develop erosion control plans.

The retention basin needs to be designed to retain all the increased runoff created by this development (in the southeast corner). If the retention basin is installed prior to any other development, it can also be designed to act as a sediment basin for erosion control. In addition to the sediment basin, erosion control plans should include temporary seedings.

The design for the storm drainage system should be based on a 25 year frequency storm.

Sincerely,

Lloyd E. Wright

District Conservationist

Reviewed by - D. Dettenrieder

DD:mf

1 2-27-74

February 13, 1974

Mr. Donald Boehm Connelly Industries, Inc. First and Center Streets Connelly, NY 12417

Dear Mr. Boehm:

Re: Project #121-H73
The Commons at Windsor
Town of New Windsor
Orange County

The Hudson River Valley Commission has received all data necessary to complete the review of the above described project.

This letter is to notify you that the Commission, in accordance with Chapter 663 of the Laws of 1972, Section 750.31 of the Commission's Rules and Regulations, has begun formal review of your project. We respectfully call your attention to Section 750.31(d) of the Rules and Regulations of the Commission which provides that the sponsor of a project shall not undertake or continue his project for 30 days from the date of this notice. The Commission will determine at its meeting on February 15, 1974, whether the project might have an unreasonably adverse effect upon the resources of the Hudson River Valley and thereby be subject to the prescribed additional 60 day final review period. If the Commission finds that no such effect might occur, you may proceed with your project without any further review by the Commission. In either event, you will be notified of the Commission's findings promptly after its meeting.

Very truly yours,

HUDSON RIVER VALLEY COMMISSION

Samuel J. Abate Executive Secretary cc: Hon. Milton Fisher, Supervisor, Town of New Windsor

Mr. Joseph Loscalse, Planning Board Chairman, Town of New Windsor

Mr. Howard Cellett, Building Inspector, Town of New Windsor

CERTIFIED MAIL

OFFICE OF THE PLANNING BOARD



TOWN OF NEW WINDSOR

555 Union Avenue New Windsor, New York 12550 (914) 565-8808

January 18, 1974

Colonel Milton Fischer, Supervisor Town Hall 555 Union Avenue New Windsor, New York 12550

Dear Colonel Fischer:

RE: CONNELLY INDUSTRIES, INC. The Commons at Windsor

I have reviewed the referred material and offer the

following:

The Spirit and intent of the Board Members who disapproved this project was one of community interest and not one of dissatisfaction with either the basic project or the developer presenting same. After exhaustive studies by the Planning Board Members, Planning Board Engineer, developer engineer and Kartiganer Engineers commissioned by the Town Board to do a storm water study, it was agreed by all that the additional storm water generated by this project to the existing storm water drainage system in the Wood Pond, Route 32 area would create a very serious flooding potential downstream along its natural flow path to the Hudson.

In discussion with Kartiganer Engineers the Board was informed of an already existing storm water problem inthe area concerned. One of Kartiganer's recommendations was to repair and reconstruct where necessary the entire flow path back from the Hudson River to the Epiphany College hill. The estimate of \$143,550 to accomplish this task was provided by Connelly Industries and all through I feel this amount a bit on the low side. Their offer to provide 49% financing to a necessary Town improvement project is admirable and should be seriously considered at this time. The problem of financing the remaining 51% was the prime concern of the Board. Members felt it was inappropiate to commit property owners to an additional cost without an opportunity to be represented.

May I sugguest you explore the possibility of establishing a storm water district not only in this area of the Town but wherever necessary. Not being knowledgeable of the

proceedure required I suspect you would need a Public Hearing, Referendum, etc. and as final action, members of the Town Board would so establish a district - the basis for requiring the money to accomplish the objective, 51% financing this particular case.

If and when you are successful in this venture and reconstruction of the Storm Water System begins I feel quite confident Board Members will be happy to reconsider Connelly Industries Development request.

I hope I have been of some assistance to you in this matter. If there are additional questions please do not hesitate to call.

Best of luck in your new venture.

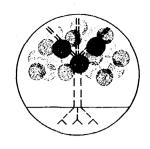
Respectfully,

JOSEPH LOSCALZO

JL:sh



Peter Garrison, A.I.P., Commissioner Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building Goshen, New York 10924 (914) 294-5151

County

Louis V. Mills, County Executive

December 26, 1973

Mr. Joseph Tallarico, Chairman Planning Board, Town of New Windsor Park Hill Drive New Windsor, New York

> Re: The Commons at Windsor -Route 32

Dear Mr. Tallarico:

We are in receipt of the above final site development plan pending before your Board. Some of our previous comments have been incorporated into the final plan; several still remain. Our comments, therefore, refer to our previous correspondence and the plan presented for final site plan approval.

- 1. Most townhouse and apartment units face and view parking areas and roadways. By shifting Lexington Boulevard and Colonial Drive to the outer edge of the site, as previously suggested, units could be redesigned to face open areas, small picnic and play areas, courts, etc. This would also permit the designer to separate vehicular and pedestrian traffic. The present plan makes walking unsafe, particularly for children, as vehicles are directed between building groups.
- 2. A poor feature of the site plan is the location and design of parking Several parking areas are unnecessarily lengthy, and most seem to lack landscaping and turnaround features. Two areas (Alexander Place and Jackson Court) would probably be an irresistible shortcut for some. In addition the placement of Saratoga Place, access to Bunker Hill, and the curving nature of the main roadway is hazardous. By shifting and curving access to Bunker Hill slightly to the north (between Saratoga Place and Hamilton Hill), the problem could be eliminated. However, we would recommend that parking (design and arrangement) be reworked in conjunction with the above comment #1.
- Highway noise could adversely affect persons living in units bordering The units should, therefore, be pushed back somewhat and a densely and heavily planted buffer strip installed to help reduce highway noise.
- 4. Since the present RC district includes the lands of Lena Schmitt, access into Colonial Drive should be considered.
- 5. A copy of the Soil Conservation Service's second review is enclosed for your use. The plan, as submitted, falls short in the provisions made for storm drainage and erosion control. We concur with the recommendations made and strongly

December 26, 1973

urge your Board to compel the developer to comply with such prior to the approval of a final site plan.

To conclude, we suggest that the developers rethink the design and make the necessary changes.

Very truly yours,

Senior Planner

Enclosures

hc

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR
555 Union Avenua
New Windsor, New York 12550

18 December 1973

Donald P. Boehm Connelly Industries, Inc. Box 1104 Newburgh, New York 12550

Re: Connelly Industries, Inc.

Dear Mr. Boehm:

As you know, the Planning Board of the Town of New Windsor, New York reverwed the Site Plan herein at its meeting of December 12, 1973. I regret to inform you, however, that the Planning Board, after due deliberation and consideration, voted to deny final approval of the site plan submitted. It was the Planning Board's determination that the future growth and development of the Town of New Windsor would not be adequately protected, were the site plan to be approved at this time.

Inasmuch as a Storm Drainage study by Kartiganer Associates has indicated a most serious storm-drainage problem in the area of the proposed development, and inasmuch as it was the Planning Board's determination that the site plan submitted did not offer a suitable solution to the additional storm-drainage problem a development of this magnitude generates, The Planning Board voted to deny approval of the submitted site plan in the future comfort, safety, and welfare of the Town of New Windsor.

Very truly yours,

aro a

AGA/rl

ANTHONY G. AUSTRIA JR., Planning Board Attorney

cc: The Planning Board
The Town Board
Scott & Schectman, Esgs.

1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue New Windsor, New York 12550 (914) 565-8808

December 7, 1973

Planning Board Town of New Windsor 555 Union Avenue New Windsor, New York

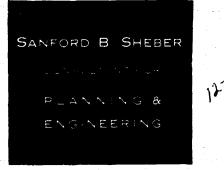
Re: Connelly Industries

Gentlemen:

Enclosed please find letter from Arthur Maharay, Esq., setting forth his objections to the above referenced matter. This letter was sent to me as attorney for the Planning Board.

Yours truly,

AGA/sf Encl. anthony of Austria, Jr. 18 ...
ANTHONY Of AUSTRIA, JR.



12/1/27

November 29, 1973

RE: Commons at Windsor Route 32-New Windsor

Mr. Anthony Austria, Esq. Planning Board Attorney Town of New Windsor 555 Union Avenue New Windsor, New York 12550

Dear Mr. Austria:

Thank you for your prompt and most courteous reply to our telephone inquiry this morning regarding required minimum building separations for the garden apartment buildings in the above referenced project.

As stated by you, we will conform to the requirements of Section 48-16, A (2) on page 48-39 of your code.

Thank you again.

Very truly yours,

James L. Crighton, P.L.S.

cc: Planning Board Town of New Windsor ZIP CODE 12550 PHONE. (914) 562-4391

28 November 1973

Mr. Theodore F. Marsden, Supervisor Town of New Windsor 555 Union Avenue New Windsor, New York 12550

SUBJECT: CONNELLY INDUSTRIES DEVELOPMENT; OFF-SITE

STORM DRAINAGE

Dear Mr. Marsden:

This is in reply to your letter of 19 November 1973 concerning a proportionate cost breakdown for off-site drainage for the above-referenced project.

In order to provide this breakdown, we have estimated the cost of improvements to downstream drainage, based on a 50-year storm frequency, and have estimated the effect of the proposed development on existing and proposed drainage systems. The basis of the estimation of the effect of the proposed development was increase in volume at the point of discharge on the easterly side of Route 32 at Parkway Drive. By using both the Rational and SCS methods of calculation, we have calculated a net increase in volume at that point of approximately 93 CFS (cubic feet per second).

To facilitate cost estimates, and to take into consideration the inadequacies of existing systems, we have taken the proposed improvements in two sections. The first section, running easterly from Route 32, through Parkway Drive, and Franklin Street to the Erie Railraod, consists of the following:

- 1. 720 L.F. of 48" diameter pipe;
- 2. 960 L.F. of 54" diameter pipe;
- 3. 8 catch basins, with frames and grates.

It should be noted that the catch basins listed are in the main run only, and do not include intersectional drainage which may be connected to the main run within that existing subdivision. The estimated construction cost for this section is \$88,000. Based on the net increase in volume to be contributed by the Connelly Industries development, their share for this portion of the work would be 62%, or \$54,560.

The second section, easterly of the Erie Railroad, through the Schoonmaker subdivision to the discharge at Wood's Pond, consists of the following:

- 1. 610 L.F. of 66" diameter pipe, or equivalent size;
- 2. 130 L.F. of 72" diameter pipe, or equivalent size;
- 3. 4 catch basins, including frames and grates.

Again, the catch basins shown above do not include intersectional drainage within the existing subdivision. The estimated cost of the improvements in this area is \$55,550. The percentage considered applicable to Connelly Industries in this section is 25%, or \$13,900.

The costs estimated above are based on installation by Town Highway Department forces, and include restoration of surfaces where applicable. These costs are also based on removal of the existing system in the Schoonmaker subdivision, and replacement with the larger diameter piping.

In summary, therefore, the estimated total project costs are \$143,550, of which \$68,460 is considered applicable to the Connelly Industries development. This would leave \$75,090 as the Town's share of the cost of improvements. We trust this information will be useful to the Planning Board in their consideration of the improvement of downstream drainage facilities in that area of the Town, and if there should be any further questions, please do not hesitate to contact this office.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

Elias D. Grevas, L.S.

Vice President

cc: Mr. Joseph Tallarico, Planning Board Chairman EDG: 1mm

12/12/13/8

MAHARAY & SEAMAN ATTORNEYS AT LAW

ARTHUR O. MAHARAY
J. TAD SEAMAN

POST OFFICE BOX 78 NW 542 UNION AVENUE NEW WINDSOR, NEW YORK 12550 (914) 565-5200

27 November 1973

Planning Board Town of New Windsor 555 Union Avenue New Windsor, N.Y.

Gentlemen:

Relative to the application of Connelly Industries for site approval, I wish to call your attention:

- 1. The site development plan dated September 12, 1973 shows one adjoining landowner as Ronald Miller. This is incorrect as the land in question belongs to me and this letter is being written on behalf of my brother-in-law and sister, Henry & Ann Eggleston, and myself as adjoining landowners.
- 2. The plans show a water distribution system throughout the entire tract connecting with the water mains of Water District No. 5. Water District No. 5 extends for only a distance of 700 feet from Route 32 and accordingly only a portion of the property is in the district.
- 3. While an arrangement can be made to sell water for service outside the district, under a ruling of the Attorney General of the State of New York this cannot be done without the consent of the Water Resources Commission (now known as the Department of Environmental Conservation) 1966 Op Atty Gen (Inf.) 1959.
- 4. The plans show the entire area as being served by a sewage system to connect: with Sewer District No. 5. However, the parcel is not within the limits of any sewer district and in the absence of either a sewer district or proper contract with the Town, there will be no source of municipal sewage disposal available.
- 5. The plan shows a storm sewer system which discharges in the area of Leslie Avenue and Parkway Drive. I believe this matter is already under consideration but such a system must provide for protection of landowners who might be affected by the discharge of the system.

Planning Board 27 November 1973 Page 2

- 6. There is a private cemetery located on the property which does not show on the plans. This cemetery is located somewheres in the vicinity of Colonial Drive approximately opposite Revere Place.
- 7. The plans indicate a possible development of 231 housing units. On the basis of an average of four persons to a family, this will indicate a population concentration of better than 800. There does not appear to be any provision for fencing to protect the neighboring landowners from invasion by the inhabitants and their children. The land owned by the Egglestons and myself is largely vacant and this can constitute an attraction to children particularly. Not only are problems created by children, many instances with mini-bikes, but there is also created a very real danger of liability in the case of injury. Adequate fencing should be provided before this project is started.
- 8. Much of the area to be developed is heavily wooded and many of the trees are at least a century old, and there does not appear to be anything on the plans to preserve or protect the natural features, including trees.
- 9. The storm sewer plans shows a collection system running along the proposed drives. There are many courts which presumably will be blacktopped and it would appear from the contour lines on the map that the drainage from these blacktopped areas will be flowing in the direction of the Eggleston property and our property, unless grading is provided to counteract this situation.
- 10. I believe that in accordance with the provisions of 48-34 of the Zoning Law, the boundaries in special districts should be shown on the plan, as should be the proposed screening and landscapping, and that the trees and other natural features can also be required by the Planning Board.

Very truly yours,

ARTHUR O. MAHARAY

AOM/md

OFFICE OF THE SUPERVISOR



TOWN OF NEW WINDSOR

Supervisor Theodore F. Marsden 555 Union Avenue New Windsor, New York 12550 (914) 565-8800

November 26, 1973

Planning Board Town of New Windsor 555 Union Avenue New Windsor, New York 12550

SUBJECT: Drainage-Connelly Industries

Gentlemen:

Pursuant to my letter of October 4th, the meeting with the Engineer regarding the Drainage Study and my letter of October 30th to the Engineer pursuant to the Drainage Study I am writing this letter to coordinate the Connelly Industries Project with the proposed Town project.

In my letter of October 30th to the Engineer I specifically asked for cost estimates for six areas for projects which I intend to propose to be taken care of by the Town as a Public Works basis on a priority ratio.

With regard to the undertaking of the water that will be discharged from Connelly Industries into Woodpond Creek it is my estimate that this area should be first priority because of the subdivision that we have going in the area now i.e. Parklawn and the drainage condition that exists in the East Windsor Park area.

Some remedial work has already been authorized and funded by the Town by the Highway Department and it is anticipated that this work should be completed early next year and if not, before the end of this year.

My most recent inquiry to Kartiganer by phone is in following with the concept said forth in my letter of October 4th which resulted in a meeting with the Town Board and Connelly Industries which would have Kartiganer Engineers come up with a percentage or ratio figures of additional cost that the Town can assess to the Connelly Industries project and bond them for this amount either in a Performance Bond or a Cash Bond which would help the Town in paying for these projects downstream from the Connelly discharge point.

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor Theodore F. Marsden 555 Union Avenue New Windsor, New York 12550 (914) 565-8800

(cont)

It is my full expectation that the Town will set a priority prother end of the year and to create funds for the alleviation of 't to water problem in these six areas. The figures on both Town porticular upstream development requirements specifically with regard to Connand Industries will be coming from Kartiganer's office as soon as possify be assessed on them conditionally on approval or if they arrive before approval time can be assessed upon approval.

If you have any questions regarding this please do not hesitate to conta me.

Thank you for your cooperation in this matter.

THEODORE F. MARSDEN

Supervisor

TFM/km

RETAKE OF PREVIOUS DOCUMENT

OFFICE OF THE SUPERVISOR



TOWN OF NEW WINDSOR

Supervisor Theodore F. Marsden 555 Union Avenue New Windsor, New York 12550 (914) 565-8800

(cont)

It is my full expectation that the Town will set a priority prior to the end of the year and to create funds for the alleviation of the water problem in these six areas. The figures on both Town portion and upstream development requirements specifically with regard to Connelly Industries will be coming from Kartiganer's office as soon as possible and be assessed on them conditionally on approval or if they arrive before approval time can be assessed upon approval.

If you have any questions regarding this please do not hesitate to contact me.

Thank you for your cooperation in this matter.

espectrurry,

THEODORE F. MARSDEN

Supervisor

TFM/km

November 23, 1973

Kartiganer Engineers BloomingGrove Turnpike New Windsor, New York 12550

Attention: Mr. Gravas

Subject: Connelly Industries Re: Drainage

Dear Mr. Grevas:

The Planning Board would like an official opinion of drainage for Connelly Industry. Also a copy of letter sent to Supervisor Marsden dated October 18, 1973 with reference to Connelly Industry.

Our next Planning Board meeting is November 28, 1973.

Respectfully,

JOSEPH TALLARICO CHAIRMAN

JT/sh

Raymond T. Schuler, Commissioner



November 21, 1973

Mr. James L. Crighton, P.L.S. Sanford B. Sneber, Consultant 1529 Western Avenue Albany, NY 12203

RE: Commons at Windsor

Route 32 - New Windsor, New York

wine of Great

Dear Mr. Crighton:

I have reviewed the site development plan, dated November 12, 1973, for the Commons at Windsor condominium.

It is my understanding that the site drainage will be controlled by a drainage system which is completely independent of the State road drainage system.

The designated points of access are generally acceptable. The final location of the accesses, geometrics, grades, drainage control, establishment of site clearance lines, etc., will have to be determined on a more definitive plan and will be subject to my Department's regulations.

Very truly yours,

Lawrence L. Greer Resident Engineer

LLG:jag

Nov. 21st, 1973.

Mr. Joseph Tallerico, Chairman, New Windsor Planning Board.

Dear Sir:-

Responding to your NOTICE OF PUBLIC HEARING, before your Town of New Windsor Planninf Board at the Town Meeting Hall on Nov. 28th, re: application of Connelly Industries Inc., for approval of a multi-family development to be located on the west side of Route 32 and bounded on the North and West by lands of Epiphany College in the Town of New Windsor, we wish to inform the members of your board that we are unalterably opposed to this development and request that you deny Connelly Industries approval for it, based on the following reasons:

- (1). The need for additional multi housing in New Windsor, is not supported by evidence that a shortage exists.
- (2) The expense to the Town for servicing this development with schools, sanitation, wæter, highway maintenance, police and fire protection, etc., would exceed the amount of taxes that this development would contribute to the cost of running the Town.
- (3) Any difference between the taxes paid by this development and the cost of providing service for it, would of necessity be added to the tax bills of the already overburdened taxpayers. We consider this to be unconscionable and inequitable.

In our opinion all requests for multi-family developments should be denied until such time as Industrial development has reached a stage where it can assume its just share of taxation to support these developments. Why should small home owners be required to subsidize the ambitions of developers.

I am sending a copy of this letter to the local newspapers, so that the meeting of Nov. 28 will in reality be a public meeting at which every interested taxpayer might have a chance to express his or here views.

Yours truly,

Josephine Manthey. Frank A. Manthey.

Josephine manthey

C. J. S. S. S. L.

TOWN OF NEW WINDSOR

OFFICE OF THE HIGHWAY SUPERINTENDENT NEW WINDSOR, NEW YORK

November 19, 1973

New Windsor Town Board Town of New Windsor 555 Union Avenue New Windsor, New York 12550

Attention: Supervisor Marsden

Re: The Commons of Windsor

Drainage Installation - Connelly Industries, Inc.

Dear Ted:

On Friday, November 16, 1973, I met with Mr. D. Boehm, a Representative of Connelly Industries, Inc., to complete our negotiations for the installation of drainage pipe by the Town Highway Department work forces as outlined in Kartiganer Associates, Inc., letter of October 18, 1973, from the intersection of Parkway Drive and Route 32, down Parkway to Franklin Street to the Erie Railroad and continuing and crossing Birchwood Drive, Hudson Drive and the outfall to Wood's Pond.

As you know, it has always been the policy of this Department to do all work in roads owned by the Town, with our forces, to eliminate problems in our roads as had arisen in the past by work being done by private contractors.

TOWN OF NEW WINDSOR

OFFICE OF THE HIGHWAY SUPERINTENDENT NEW WINDSOR, NEW YORK

(cont.)

I have agreed with Connelly Industries, Inc., for Connelly Industries, Inc., to pay the Town Highway Department the sum of \$12,500.00 for the installation of the drainage system. The amount is broken down as follows:

Labor	4,000.00
Black Top	2,500.00
Equipment Use	3,200.00
R.O.B. Gravel	1,500.00
Contingency	1,300.00

The Contingency item was agreed to by Connelly Industries after I pointed out that in the past when we have our work forces in an area, minor corrective items are invarably brought to our attention by the local residents and are taken care of by our forces while we are in the area.

The applicable proportionate cost of the pipe, as yet undetermined, shall be paid for by Connelly Industries.

It is my understanding that Kartiganer Engineers are currently computing these costs for pipe.

Very truly yours,

Joseph Veselv

Supt. of Highways

RTIGANER ASSOCIATES, P.C. CONSULTING ENGINEERS 555 ROUTE 94 NEW WINDSOR NEWBURGH, NEW YORK ZIP CODE 12550 PHONE: (914) 562-4391

18 October 1973

Mr. Theodore F. Marsden, Supervisor Town of New Windsor 555 Union Avenue Newburgh, New York 12550

STORM DRAINAGE. CONNELLY INDUSTRIES DEVELOPMENT

Dear Mr. Marsden:

In accordance with your request made at our meeting of 12 October 1973, we have reviewed the proposed drainage system to be installed by Connelly Industries and make the following comments:

- The route for downstream drainage from this development proposed by Connelly Industries, through Parkway Drive and Franklin Street is feasible. This routing would offer the advantages of improvements to storm drainage within that developed area and working within existing Town rights-of-way. The disadvantages to this routing would be possible interference with existing Town water and sewage collection systems. Our recommended sizes for the culverts for this system, based on the information derived in our storm drainage study for the Town, would be 48" diameter pipe from Route 32 easterly along Parkway Drive to the intersection with Margo Street and 54" diameter pipe from that point to Franklin Street down Franklin Street to the Erie railroad.
- The route proposed by Councilman Coutant, through undeveloped lands to the south of the Leslie Avenue area is also a feasible route. The advantages to this location would be no interference with existing Town utilities and storm drainage facilities available to drain currently vacant land when developed in the future. The disadvantages to this routing would be the necessity to obtain an easement through private property and a method of controlling storm water at the turn which would be necessary at the Erie Railroad. Our recommended pipe sizes for this routing would be 48" diameter

pipe from "32" east to the Erie Railroad and along the Railroad for approximately 300 feet. The remainder of the pipe along the railroad would then be 54" diameter pipe to the existing culvert under said Railroad. The use of an open drainage swale should also be seriously considered within the easement, since it would provide for drainage of the property prior to development, and unlimited points of discharge for future development. The open swale, however, should be constructed so as to provide a fairly maintenance—free channel by the use of liners made for the purpose.

3. The discharge for either of the alternatives listed above, through the Willow Acres Subdivision, should consist of 66" diameter pipe from the westerly side of Birchwood Drive, crossing under Birchwood Drive, and running along Harth Drive to Hudson Drive. A 72" diameter pipe is recommended for the crossing at Hudson Drive and the cutfall to Woods Pond.

We trust this information is suitable for your use. If any further information is required, please do not hesitate to contact this office.

Very truly yours,

KARTIGANER ASSOCIATES, P. C.

Elias D. Grevas, L. S.

Vice President

EDG/re

By

OFFICE OF THE PLANNING BOARD



TOWN OF NEW WINDSOR

555 Union Avenue New Windsor, New York 12550 (914) 565-8808

19 October 1973

New Windsor Town Board Town Hell 555 Union Avenue New Windsor, New York 12550

Re: Connelly Industries

Gentlemen:

At the request of the Town of New Windsor Planning Board, please be advised that the status of the above matter is as follows:

The applicant has appeared before this Board on several occassions with a site plan for a condominium complex. After a meeting involving Bernard Kessler, Planning Board Engineer, Theodore Marsden, Don Boehm, and myself, at Theodore Marsden's office subsequent to the initial appearance of the applicant before the Board, it was decided at that meeting that, under the law, the application must be considered as an application for approval of a site development plan, rather than approval of a subdivision map. Accordingly, Section 48-34 of the Code of the Town of New Windsor must govern any and all procedures before the Planning Board.

Under the aforesaid Section, the applicant is to appear at a Presubmission meeting with the Planning Board and is to discuss the proposed site development plan in order to determine which of the subsequent requirements may be necessary in developing and submitting the required site plan. This Presubmission meeting is to be held prior to the submission of a formal site plan, in order to aid the applicant in the preparation of the aforesaid formal site plan and avoid any future problems and misunderstandings that could be eliminated at the Presubmission stage thereby reducing the possibilities of a loss of time and money by the applicant.

Following the Presubmission the applicant is to present the Planning Board with a final submission of the



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue New Windsor, New York 12550 (914) 565-8808

site plan, at least 15 days in advance of the meeting at which the Planning Board is to consider the site plan. This formal site plan is to contain information regarding legal data applicable there to, information pertaining to parking and vehicular traffic, information regarding water lines and storm water drainage systems, topographical data, as well as various other information required by the aforesaid Section 48-34.

Upon receipt of all such documents and information in proper form, the Planning Board is to fix the date for a public hearing on the proposed use. Within 45 days from and after the time of the submission of the formal site plan for approval, the Planning Board must approve or refuse to approve the site plan submitted.

At the present time, the applicant has made several appearances before the Board, all at the Presubmission stage. Upon being advised of certain objections and recommendations regarding the proposed site plan, the applicant has revised the proposed site plan in several respects. To date, however, no submission of a formal site plan has been made. The Planning Board Engineer has advised that any and all site plans heretofore discussed with the Planning Board locate certain engineering data which would be necessarily included in a formal site plan. In view of this, the Planning Board is unable to act and approve or disapprove the site plan, since no formal site plan has yer been submitted to it.

The applicant would like a public hearing in order to ascertain the public's feelings with regard to the proposed condominium, before it incurrs the expense of the preparation of a formal site plan with all the engineering data included therein. The Planning Board, however, is reluctant to schedule a public hearing at this time since no submission of a formal site plan has been made. The Planning Boards reason for not scheduling this hearing is that any public concern over drainage etc., would not be answered without the necessary engineering data. I understand that the Planning Board would

OFFICE OF THE PLANNING BOARD



TOWN OF NEW WINDSOR

555 Union Avenue New Windsor, New York 12550 (914) 565-8808

smenable to holding an "information hearing" prior to the submission of any formal site plan, but that the applicant would want any hearing held prior to the submission of a formal site plan to be considered a public hearing as required by Section 48-34(A)(3). If this were permitted, the Planning Board would in effect be reversing the proper proceedure and would be precluded from holding a public hearing, should it find one necessary after a submission of the formal site plan.

In view of the foregoing, the above-named application must be considered at the Presubmission stages and the Planning Board may not act to approve or refuse to approve same, until formal site plans have been submitted to it. If there are any questions with regard to anything herein, or if you desire to discusse the matter further, please advise.

Very truly yours,

AG*/rl

ANTHONY G. AUSTRIA JR., Planning Board Attorney

Planning Board
Theodore Marsden

OFFICE OF THE ASSESSOR



TOWN OF NEW WINDSOR

Chairman Ellsworth E. Weyant 555 Union Avenue New Windsor, New York 12550 (914) 565-8808

1763

Maharay, Arthur O. Jr. / RD#4 Windsor Highway New Windsor, New York 12550

Eggleston, Henry W. & Anne S. RD#4 Windsor Highway
New Windsor, New York 12550

Schmitt, Lena 3047 29th Street Astoria, New York

Mapac Realty
12 Windwood Drive
Newburgh, New York 12550

P.O. Box 390 Newburgh, New York 12550

Manthey, Frank A.J. & Josephine 205 Windsor Highway New Windsor, New York 12550 6 Receipts
plants
plants

Respectfully yours,

ELLSWORTH E. WEYANT

Sole Assessor

Town of New Windsor

bond, negotiable government bonds, cash or certified check, the minimum total amount of which shall be determined by applying to the quantities or dimensions shown on the approved plans the rates per unit as established by the schedule of rates hereto set forth and forming a part hereof.

Table of Rates for Computing Total Amount of the Performance Bond

Use This Scale or Prevailing Prices	
For each linear foot of suburban street	\$ 20.00
For each linear foot of rural street	1 5.00
For each linear foot of storm drainpipe:	
15-inch Reinforced-concrete pipe	3.50
18-inch Reinforced-concrete pipe	4.50
24-inch Reinforced-concrete pipe	
30-inch Reinforced-concrete pipe	
36-inch Reinforced-concrete pipe	
48-inch Reinforced-concrete pipe	25.00
60-inch Reinforced-concrete pipe	
For each eatch basin or drop inlet	125.00
For each concrete headwall:	
Built for 15-inch - 30-inch reinforced-concrete	
pipe	100.00
Built for 36-inch - 48-inch reinforced-concrete	1.
pipe	250.00
Built for 54-inch - 60-inch reinforced-concrete	
pipe	500.00
For each right-of-way monument	10.00

B. Maintenance bonds. Prior to acceptance by the town of the dedication of the street as guaranteed by Paragraph A(5) under "Performance Bonds" above, the developer shall deposit with the Town Clerk a maintenance bond

of acceptable surety or shall deposit with the chief fiscal officer of the town acceptable negotiable government bonds, cash or certified check drawn upon a national or state bank, payable at sight to the Town Board guaranteeing that for a period of one (1) year from the date of acceptance of the dedication of the street by the town, the developer will maintain the street to the standard of construction set by these specifications, normal wear and tear accepted. This shall be interpreted to mean that the developer will, at his own expense, repair and make good any defects or damage which may develop during this maintenance period as a result of faulty construction within the right-of-way or as a result of other construction by the developer outside the rightof-way. During the maintenance period the town shall be responsible for snow and ice control, street cleaning, cleaning of culverts and catch basins and other work of similar routine nature, provided such work has in no way been caused by the developer's operations.

The amount of the maintenance bond shall be at least equal to ten percent (10%) of the original amount of the performance bond.

Subsequent to the dedication of the street and after receipt of the maintenance bond, the Town Board shall release the performance bond.

8. Classification of streets.

The Town Planning Board shall determine and designate into which of the two (2) following classifications each proposed subdivision street falls on the basis of one (1) or more of the criteria hereinafter set forth:

A. Suburban-type streets.

OFFICE OF THE SUPERVISOR



TOWN OF NEW WINDSOR

Supervisor Theodore F. Marsden 555 Union Avenue New Windsor, New York 12550 (914) 565-8800

October 4, 1973

Planning Board Town Hall 555 Union Avenue New Windsor, New York 12550

SUBJECT: CONNELLY INDUSTRIES

Gentlemen:

The Town Board met with a representative from Connelly Industries in Executive Session on the 1st day of Octover. We reviewed with him the drainage problem and the Town Board has advised me to pass on to you the following information.

You are to continue to review this and prior to any final approval any amount of bond necessary to correct or resolve any drainage problem that is directly or indirectly caused by the installation of this site development will be made mandatory upon Connelly Industries before final approval.

The amount of this bond should be determined by the Planning Board Engineer, however we feel it should also be reviewed by Kartiganer Engineers and approved by the Town Board before final approval.

We are expecting a drainage report and study in the very near future and you will be advised of this. We anticipate that this project be coordinated with this drainage study.

Thank you for your cooperation in this matter.

as Con/11.

Supervisor

TFM/km enc.

cc: Kartiganer Engrs. Connelly Industries Town Bd.

OFFICE OF THE SUPERVISOR



TOWN OF NEW WINDSOR

Supervisor Theodore F. Marsden 555 Union Avenue New Windsor, New York 12550 (914) 565-8800

October 1, 1973

Mr. Joseph Tallarico, Chairman New Windsor Planning Board Parkhill Drive New Windsor, New York 12550

Dear Joe:

Enclosed please find pursuant to our phone conversation the Table of Rates for Performance Bond for Storm Drainage which is found in the Street Specifications on page 68 in the Code Book. I believe your Engineer could use these in calculating various bond estimates for drain pipes.

As indicated in the Code, the Table Rate is based upon the Scale or Prevailing Prices at the time. The Prevailing Rates should be applied if this rate on the scale is insufficient.

I wish to thank you for your cooperation in this matter.

Respectfully,

THEODORE F. MARSDEN

Supervisor

TFM/km

cc: Planning Bd. Engr. Planning Bd. Atty.

enc.

Connelly Industries Incorporated

178 GRAND STREET P. O. BOX 1104 NEWBURGH, NEW YORK 12550



562-4944 AREA CODE 914

September 25, 1973

Jone 4 red 1

New Windsor Town Board 555 Union Avenue New Windsor, New York 12550

Attention: Supervisor Theodore Marsden

Drainage Study - The Commons of New Windsor Re:

Purdee Property, Route 32

Gentlemen:

In accordance with your letter of September 18, 1973, it is our understanding that your sewer study should be complete at this time and we therefore request that your office provide us with a copy of this report to enable our engineers the opportunity to review same.

We further request the opportunity to meet in Executive Session with the Town Board at your meeting scheduled for Monday, October 1st.

Very truly yours,

CONNELLY INDUSTRIES, INC.

Donald P. Boehm Corporate Planning

DPB/sjb

cc: New Windsor Town Planning Board





OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor Theodore F. Marsden 555 Union Avenue New Windsor, New York 12550 (914) 565-8800

September 25, 1973

Mr. Donald P. Boehm Corporate Planning Connelly Industries Incorporated P.O. Box 1104 Newburgh, New York 12550

Dear Mr. Boehm:

Enclosed please find copy of report from the Planning Board Engineer which is partially in reply to your letter of this date. Also, I have requested from Mr. Kartiganer the date of anticipated completion of the Storm Drainage Study as we do not have this.

I will be pleased to have you in with the Town Board at the Executive Session on the 1st day of October so that you may discuss this drainage problem with us at that time.

I would anticipate that we could get together on the 1st of October about 8 P.M.

Thank you for your cooperation in this matter.

Respect fully ,

THEODORE F. MARSDEN

Supervisor

TFM/km

enc.

cc: Planning Bd.

Town Bd.

Kartiganer Engrs.

BERNARD KESSLER, P.E.

Consulting Engineer & FLEETWOOD AVENUE Spring Valley, N.Y. 10977

914 356-0217

September 23, 1973

Town of New Windsor Planning Board

Subject: Connelly Industries - The Commons at Windsor Site Plan

The following comments are made relative to the various submitted sheets.

1. Site Development Plan

A. Eliminate all parking spaces on Lexington Boulevard and Colonial Drive. Even though there will be private roads, it is not good practice at any time to have right angle parking (or any parking) on thoroughfares.

B. The plan, although meeting zoning regulations, seems to crowd too many structures together, thus eliminating the feeling of openess that is so necessary to this type

development.

C. No areas are indicated for tot or youth recreation.

2. Water Distribution Plan

A. Additional fire hydrants should be placed so that no part of any building is more than 250' from a hydrant.

3. Storm Sewer Plan

A. Submit final selection of offsite drainage disposal so that Kartiganer Engineering may incorporate the same in their storm drainage study for this part of New Windsor.

Bernard Kesslar

September 25, 1973

New Windsor Town Board 555 Union Avenue New Windsor, New York 12550

Attention: Supervisor Theodore Marsden

Re: Drainage Study - The Commons of New Windsor Purdee Property, Route 32

Gentlemen:

In accordance with your letter of September 18, 1973, it is our understanding that your sewer study should be complete at this time and we therefore request that your office provide us with a copy of this report to enable our engineers the opportunity to review same.

We further request the opportunity to meet in Executive Session with the Town Board at your meeting scheduled for Monday, October 1st.

Very truly yours,

CONNELLY INDUSTRIES, INC.

Donald P. Boehm Corporate Planning

DPB/sjb

cc: New Windsor Town Planning Board

Connelly Industries Incorporated

FIRST AND CENTER STREET CONNELLY, NEW YORK 12417



562-4944 AREA CODE 914

September 24, 1973

New Windsor Town Planning Board 555 Windsor Highway New Windsor, New York 12550

Attention: Mr. Joseph Tallerico, Chairman

Re: The Commons at Windsor - Purdee Property Route 32

Gentlemen:

In accordance with your request we have met with your Engineer, Mr. B. Kessler and the Town Highway Superintendent, Mr. J. Vessley to discuss and determine a mutually acceptable plan to present to the New Windsor Town Board concerning site drainage on the above property.

After presentation to The Town Board, the Board requested additional information and reports from studies that they currently have underway. We are also in the process of proceeding with our own additional studies at our own expense to assist in this matter.

We realize that this information is not normally required until we request final approval of the project, but we can appreciate the Planning Boards position in requesting certain information prior to a public hearing on this matter. New Windsor Town Planning Board Page 2, September 24, 1973

As you can appreciate, we will be incurring considerable additional expense in complying with this request and before doing so, we request the Planning Board to consider giving pre-preliminary approval to our project at your September 26th meeting in order that we may proceed with the additional engineering studies.

Thank you.

Very truly yours,

CONNELLY INDUSTRIES, INC.

Donald P. Boehm Corporate Planning

DPB/sjb

cc: Supervisor Theodore Marsden

Connelly ind.

Party Commons at Windsor Pt 32 Newburgh # 73036

Tope Ind #2 10/4/73

JLC.

Dramage

(1) Arigs: Total Site 100% 24.007 0. Buildings 17.1% 4.11 9. Paring 23.8% 5.72 0. "Grean" 58.8% 14.117 a.

2) Area of Lands to S.W. of Site trib. to this Water shed. = 6.1 = a.

3 Ruroff during 2" Rainfall (approx. 20 yn storm) (Using Runoff factor of 0,3 for Gruss andlor natural (a) 14.117 a + 6.1a = 20.22 a.

Q = 20.22 a x 211" (rainfall) x 0.3 (20 factor) = 12.13 cfs

b.) 4.11a + 5.72 a. = 9.8a. @ 0.9. Runoff Factor Q= 9.8 a x 2 x 0.9 = 17.69 cfs

1) 27" R.C.P. @ 2% (300' rland)

1) 27" R.C.P. @ 2% (300' closed run) good for 33.5 cfs with Yelocity of B.A f.p.s.

2.) 30" C.M.P. @. 2% (300' closed run) good for 36.2 cfs with Valocity of 7,3 f.p.s.



TOWN OF NEW WINDSOR

Supervisor Theodore F. Marsden 555 Union Avenue New Windsor, New York 12550 (914) 565-8800

September 18, 1973

Mr. Donald P. Boehm Connelly Industries Incorporated Box 1104 Newburgh, New York 12550

Dear Mr. Boehm:

This is to acknowledge receipt of your letter of September 17th, 1973.

This matter was discussed with the Town Board in Executive Session on the 17th of September and the Town Board was very favorably impressed with your substantial offer to give to the Town not only 1,600 Lin. ft. of 30" pipe for storm sewer to be installed on Town roads but also the generous sum of \$10,000 to be used to improve storm drainage in the general area. It is very much appreciated to have an offer like this made, however the Town Board has requested me to advise you that they would require more time to study this and specifically to receive more information from the drainage study presently being made by Kartiganer Engineers. For this reason we are holding action on this gracious offer.

Thank you for your cooperation in this matter.

Respectfully,

HEODORE F. MARSDEN

Supervisor

TFM/km

cc: Planning Bd.

Town Bd.

Kartiganer Engrs.

September 17, 1973

Town of New Windsor 555 Union Avenue New Windsor, New York 12550

Attention: Mr. Theodore Marsden, Supervisor

Re: Route 32, Former Purdy Property Storm Drainage

Gentlemen:

On Friday September 14, a meeting by your request was held with the Town Highway Superintendent, Mr. Joseph Vessley, Mr. Bernard Kessler, P.E., Mr. James Creighton P.E. and this writer to review and inspect a proposed storm drainage route to handle any storm water from our proposed condominium project.

This meeting was held as a result of the Town Planning Board at its September 12th meeting referring us to the Town Board in order that we may satisfy any drainage problems incurred by our proposed project.

We proposed to Mr. Vessley and Mr. Kessler that Connelly Industries furnish the Town of New Windsor, 1,600 Lin. Ft. of 30ⁿ corrugated storm pipe and pay over to the Town of New Windsor, the sum of \$10,000 to be used to improve storm drainage in general in the area.

This proposal was found to be acceptable to Mr. Kessler and Mr. Vessley. We are making this proposal in order that we may expedite the obtaining of building permits to facilitate construction this fall.

Town of New Windsor Mr. Theodore Marsden, Supervisor Page 2, September 17, 1973

If this proposal meets with the Town Board's approval, please advise in order that proper documents may be prepared.

Very truly yours,

CONNELLY INDUSTRIES, INC.

Donald P. Boehm Corporate Planning

DPB/sjb

cc: Mr. Joseph Tallerico
Chairman, New Windsor Town
Planning Board

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and	plans for the S	ite Approval	_ Subdivision XXX
as submitted by _	Connelly Industries	Inc.	
Can aba building	on subdivision s		
for the building	or subdivision o	Conditionally	Windsor
has been reviewed	by me and is ap	proved XXX disap	proved
If disapprov	ed, please list	reason.	

Approval will be given only if an 8" main is used and tied into existing water main. At least two more hydrants to be installed on Route 32. Final approval or disapproval shall be given after reviewed studied map by Kartiganeer Engineers is submitted to this office for approval and recommendations.

HIGHWAY SUPERINTENDENT

State, County, Town

WATER SUPERINTENDENT

September 10, 1973
SANITARY SUPERINTENDENT

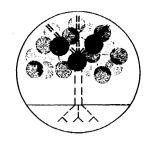
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and p	plans for the Site Approval XXXXXXX
Subdivision	as submitted by Connelly Industries, Inc.
for the building or	subdivision of The Commons at Windsor (Purdy)
•	by me and is approved Conditional Sapproved
If disapprove	ed, please list reason.
roject sub-division cou	ald go either to sewer district #5 or to sewer district #11-A.
roject is being reviewe	ed and studied by Kartiganer Engineers as per agreement.
his department has no c tudy maps have been sub	objections at this point, and shall review again after omitted.
t is recommended that s	sewer district #5 be used.
	HIGHWAY SUPERINTENDENT
· · · · · · · · · · · · · · · · · · ·	
	WATER SUPERINTENSENT
	SANITARY SUPERINTENDENT
	September 10 1973

Department

Planning

Peter Garrison, A.I.P., Commissioner Edwin J. Garling, A.I.P., Deputy Commissioner NWT 73-25-N



The County Building Goshen, New York 10924 (914) 294-5151



Louis V. Mills, County Executive

August 29, 1973

Mr. Joseph Tallarico Planning Board, Town of New Windsor Park Hill Drive New Windsor, New York 12550

Dear Mr. Tallarico:

We are reviewing the application for 173 townhouse and apartment condominiums on Route 32 at your request. Enclosed with our comments is a letter from the Soil Conservation Service commenting on soils conditions, erosion and drainage at this site.

The site has a gentle slope until the 345 foot contour at which point the slope rises quite steeply at grades of almost 20 percent into a heavily wooded hill. This area contains a pool and parking area. Extensive grading and tree cutting would be required using retaining walls. Pools normally require extensive clearing so that sunlight may warm the pool and dirt and leaves be kept away. All development beyond the 375 foot contour should be eliminated and the pool located near the tennis courts in a central recreation area.

A central road has parking at a ninety degree angle located directly on its roadway. This plan necessitates vehicles backing into a road which will handle over 1,000 vehicles a day. Such a plan is unnecessarily hazardous and this type of parking should be eliminated.

Route 32 is a heavily travelled road serving as the main link between Cornwall and Newburgh. As this area continues to grow traffic volumes will increase and the widening of this road may become necessary. On all such County and State roads we recommend a minimum right-of-way of 80 feet with residential setbacks of 40 to 50 feet. Our recommendation, therefore, is that the applicant establish the centerline of Route 32, draw a parallel line 40 feet therefrom as a road right-of-way line and, a second parallel line 80 feet from the centerline (40 feet from the future right-of-way line) as a building setback line.

Page 2 NWT 73-25-N

An attempt should be made to locate the interior road on the outer edge of the site with the townhouse groupings located within this roadway. This would allow for complete separation of vehicular and pedestrian traffic and would make for a safer, and more desireable and pleasing development.

The designer should take advantage of the hilly site by terracing buildings and locating garage areas beneath the uphill townhouses which face the parking areas. Buildings should be brought close to the parking courts allowing more room between them across the planted areas.

It is our opinion that the applicant should incorporate the enclosed comments into his preliminary plan and present such revision to your Board.

Very truly yours,

Edwin J. Garling

Deputy Commissioner of Planning

EJG/bd cc (Enclosed)

239 Wisner Ave., Middletown, New York 10940

August 21, 1973

Mr. Peter Garrison Commissioner of Planning County of Orange Department of Planning The County Building Goshen, New York 10924

Re: The Commons at Windsor, New York, Rt. 32, Town of New Windsor.

Dear Mr. Garrison:

A review of the above site was made in accordance with your request to the Orange County Soil and Water Conservation District. The comments below are based on a field review and the soil survey.

1. Soils

The soils on this site are mapped 40B, 40C Bath soils and 41B Mardin soils. These are predominately well to moderately well drained areas with seasonal high water at 1/2 to 3 feet.

2. Drainage

None of the drainage is indicated on this preliminary site plan. When storm drainage computations are being made, a 25 year frequency storm should be used.

3. Erosion

There are several steep areas on the site where erosion could be a serious hazard if adequate precautions are not taken. The present forest cover is acting as an excellent erosion control measure.

4. Run-Off

Development of this nature will substantially increase peak water run-off to downstream areas due to the change in land use. The present site plan does not call for any water retention facility. If this development is approved without a retention basin, the possibility of future downstream flooding between the site and the Hudson River does exist.

Mr. Peter Garrison
The Commons at Windsor, New Windsor

August 21, 1983 Page 2

5. Recommendations

We feel this developer should construct a water retention facility to control this increase in runoff this development will create. We would be willing to review the final design on such a structure.

We feel this developer should also draw up an erosion control plan for this entire site. This plan should include minumum site disturbance, temporary seeding and a sediment basin. We would also be willing to review these plans. If the basements are installed, foundation drains to a free outlet should be installed.

Summary

The erosion hazard and increased run-off pose the greatest potential problems on this site. Final plans should include an erosion control plan, drainage plan and final design for the sediment basin.

For further information on the soils named above, see the Soil Interpretation Report for Orange County.

Sincerely,

District Conservationist

Reviewed by: R.M.

August 23, 1973

Mr. Donald Boehn Connelly Industries 172 Grand Street Newburgh, New York 12550

Dear Mr. Boehn:

The Hudson River Valley Commission has learned of your interest in constructing 231 units of condominiums and garden apartments in the Town of New Windsor, Orange County.

In accordance with New York State Executive Law and the Commission's Rules and Regulations for Project Review, this proposal constitutes a project subject to review by the Commission.

The enclosed Commission Rules and Regulations set forth the procedures governing review. The 30-day initial review period for this project will commence upon receipt of a completed copy of the Sponsor Data Form enclosed, together with any additional information or data that the Commission deems pertinent for review.

We call your attention to Section 750.31(d) of the Rules and Regulations which specifically prohibits the Sponsor of a project subject to review from undertaking or continuing this project during the 30-day initial review period.

If you wish to have a preliminary consultation concerning the project before initial review, please let us know as soon as possible.

Very truly yours,

HUDSON RIVER VALLEY COMMISSION

Samuel J. Abate Project Coordinator

RY .

Pátrick J. Higgins

Associate Natural Resource Planner

SJA:PJH;lb Enc.

cc: Hon. Theodore F. Marsden, Supervisor, Town of New Windsor Mr. Joseph Tallarico, Chairman of Planning Board, Town of New Windsor Mr. Howard Collett, Building Inspector, Town of New Windsor

PREVIOUS

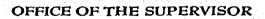
DOCUMENTS

IN POOR

ORIGINAL

CONDITION

9-12-13





TOWN OF NEW WINDSOR

Supervisor Theodore F. Marsden 555 Union Avenue New Windsor, New York 12550 (914) 565-8800

August 21, 1973

Kartiganer Engineers 555 Route #94 New Windsor, New York 12550

Gentlemen:

The Town Board has authorized pursuant to request of Connelly Industries and your letter setting an estimate of \$1,850.00 for the sewer study on both sides of Rt. 32 to encompass all of the area not presently served by this Sewer District.

Enclosed please find copy of agreement for the proposed sewer study.

Your prompt attention in this matter would be greatly appreciated.

Respectfully,

THEODORE F. MARSDEN

Supervisor

TFM/km

cc: Town Clerk

Connelly Indsutries

enc. Planning Bd.

WATER, SEWER, HIGHWAY REVIEW FORM:

Subd	livis	ion as sul	omitted by Connelly Industries, Inc.
for	the l	ouilding or subdivision of	The Commons At Windsor
has	been	reviewed by me and is app	proved Conditional Sapproved
	If	disapproved, please list	reason.
Conditio	ons of	Approval on attached sheet.	
			HIGHWAY SUPERINTENDENT
			WATER SUPERINTENDENT
			SANTTARY SUPERINTENDENT
			DATE 21 1973

The conditions for approval for the Commons at Windsor are as follows:

Must provide bonds for inspection fees.

Must provide a performance bond to insure the completion and operation of the sewer line.

Contractor must make contact with Engineers, appointed by the Town Board, for the purpose of making inspections of the main sewer line as it is constructed.

Sewer lines and manholes must be of size and material that will conform with the Town of New Windsor requirments. Submitted map does not indicate size of sewer line and manholes to be used.

Sewer line must be tested for infiltration and or exfiltration prior to any laterial connections. Final inspection for infiltration and or exfiltration shall be made with Engineer, assigned by the Town Board, on hand to approve or disapprove the test.

The Engineer, assigned by the Town Board, shall notify the Sanitation Department of its decision before any Sanitary permits are issued for service hook-ups.

No C.O. should be issued until laterials are inspected and approved by this department.

Each building shall have a deparate connection to the main line and each connection made to the sewer line shall have a permit issured for the correct building. Each laterial installed shall be inspected by this department and if approved, recorded on the proper permit and filed with this department and the Town Clerk.

Laterials shall not be less than 6 inches in size.

During period of construction the connecting invert to Sewer District #5 must be plugged to prevent infiltration and debris from entering the sewer line.

PROPOSED SEWER STUDY AGREEMENT

THIS AGREEMENT made the one day of August, 1973 between CONNELLY INDUSTRIES, INC. a domestic corporation with its principal offices at First Second Streets, Connelly, New York, party of the first part and the TOWN OF NEW WINDSOR, a municipal corporation of the State of New York, having its office at 555 Union Avenue, New Windsor, Orange County, New York, party of the second part.

WITNESSETH:

WHEREAS the party of the first part owns property in the Town of New Windsor, more particularly described in Schedule A, annexed hereto, and said property has no public sewage disposal facilities, and

WHEREAS, the party of the first part desires the party of the second part to furnish sewage disposal facilities for the party of the first part, and

WHEREAS, in connection therewith, it is necessary to prepare a general map, plan and report on the feasibility of the same, and the cost of preparing such general map, plan and report will be a charge against the party of the first part and against any sewer district formed within the Town of New Windsor encompassing lands of the party of the first part and any other lands within the said Town which are benefitted by the sewer service, and

WHEREAS, the party of the second part wishes to secure itself against expenses for preparation of such general map, plan and report, and

WHEREAS, the party of the first part is willing to underwrite the expenses of preparing such a general map, plan and report and

WHEREAS the projected cost of the preparation of such a general map, plan and report and legal work in connection with the agreement and the authorization for and in connection with this project will not exceed the sum of \$1,850.00 for this portion of the study,

NOW, THEREFORE, IT IS MUTUALLY AGREED as follows:

1

1. The party of the first part, simultaneously with the execution of this agreement, is delivering to the party of the second part the sum of \$1,850.00 receipt of which is hereby acknowledged.

- 3. The party of the second part agrees to engage the services of an engineer and an attorney for the preparation of such general map, plan and report for other legal work in connection therewith.
- 4. In the event that it is deemed feasible to supply the party of the first part with the aforesaid sewage disposal facilities the parties hereto shall enter into an agreement with respect to the furnishing of such facilities, and upon the execution thereof, the aforesaid sum shall be returned to the party of the first part.
- 5. If at the expiration of one year from the date hereof, no general map, plan or report has been prepared, then and in that event, this agreement shall cease and determine and the party of the second party shall return to the party of the first part all sums hereunder paid as security.

IN WITNESS WHEREOF the parties have caused their corporate seals to be hereunto fixed and these presents to be signed by their duly authorized offic the day and year first above written.

CONNELLY INDUSTRIES, INC.

BY

TOWN OF NEW WINDSOR

BY: Must it is an

11

555 Union Avenue

(914) 565-8808

New Windsor, New York 12550

TOWN OF NEW WINDSOR

BUREAU OF FIRE PREVENTION



Chief John McCann

Deputy Chiefs George Babcock Thomas Gorton Edward Kirwan Michael Popowick Robert Welsh Sidney Weinheim

August 29, 1973

New Windsor Planning Board 555 Union Avenue New Windsor, New York

Dear Sir:

The Fire Prevention Bureau has approved the plans of Connelly Industries located on Route #32. We approve providing that the water mains are eight inches or larger and that the hydrants remain in the proximity as shown on the map.

Sincerely,

Mr. John McCann

Chief

OFFICE OF THE PLANNING BOARD



TOWN OF NEW WINDSOR

555 Union Avenue New Windsor, New York 12550 (914) 565-8808

9-12-73

August 29, 1973

Hon. Joseph Tallarico, Chairman Town of New Windsor Planning Board 555 Union Avenue New Windsor, New York 12550

Re: Connelly Industries (Condominium)

Dear Mr. Tallarico:

With reference to the above matter, please be advised that, owing to the legal characteristics of condominiums, the Article of Real Property Law (Article 9-A) governing sub-divided lands does not apply to property subject to the condominium Act or any unit therein (Real Property Law, Section 339 (ee) (1)). In view of the foregoing, therefore, the application should be considered as one for a site plan review.

If you have any questions, please do not hesitate to ask.

Very truly yours,

AGA/sf

CC: Howard Collette, Bldg. Inspector Hon. Theodore Marsden, Supervisor My S. Custria, Jr. 15=





OFFICE OF THE BUILDING & ZONING INSPECTOR TOWN OF NEW WINDSOR

Howard R. Collett 555 Union Avenue New Windsor, New York 12550 (914) 565-8808

August 27, 1973

Theodore F. Marsden, Supervisor 555 Union Avenue New Windsor, New York 12550

RE: Connelly Industries Property-Rt. 32

Dear Ted:

In reply to your memo of August 22, 1973 the above mentioned property is zoned Multi Family Residential (R.C.) which permits multi family homes and Town house residence.

Maximum requirements for multi family residence (over 5 acres) are on page 4836.1 of the "Code Book". Town House requirements on pg. 4836.3.

Respectfully,

HOWARD R. COLLETT Building Inspector

HRC/km

cc: Planning Bd. Connelly Ind.

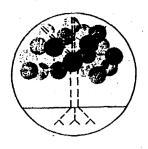
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and pl	ans for the Site Approval Neltmmons at U. as submitted by Sarford B. Sheber	xd
Subdivision	as submitted by Surferd B. Sheher	26
or the building or	subdivision of	
nas been reviewed by	me and is approvedd:sapprovedd:sapproved	<u> </u>
If disapproved	, please list reason.	
-10	ed slown.	
- main sur		
	HIGHWAY SUPERINTENDENT	
	HAGEWAL OULDANIAMA	
	MATER SUBERINTENDENT	
	WATER SUBERINTENDENT	
		-
	SANITARY SUPERINTENDENT	
	8/1/23	
	DATE DATE	



Planning

Peter Garrison, A.I.P., Commissioner Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building Goshen, New York 10924 (914) 294-5151 Orange

County

Louis V. Mills, County Executive -

6-13, 33

Mr. Fred Wygant, Chairman % Mrs. Patricia Delio, Secretary Town of New Windsor Zoning Board of Appeals 7 Franklin Avenue New Windsor, New York 12550

Re: Area Variance and Conditional
Use Permit - Connelly Industries
County Road 59

May 8, 1973

Dear Mr. Wygant:

This office is in receipt of the above applications pending before your Board. In accordance with the provisions of Sections 239, 1 and m, of the General Municipal Law, we have made our review and note the following:

- 1. The building is set back 50' from the street line. However, portions of this area may be owned and already a part of the County's right-of-way. If so, the parking area in the front could be reduced significantly and the building insufficiently set back to provide for future widening of the road.
- 2. The parking area(s) proposed entrance and exit are not delineated nor shown respectively on the site plan.
- 3. The applicant has provided a narrow and quite lengthy corridor (15" x 360") and a tapered-like corridor with a corner of the proposed building 14.68' from an adjoining property line. Since the applicant intends to provide parking in both the front and side and provide customer and service parking in the rear and develop the rear portions of the property, maneuverability and turning, emergency vehicle access, and traffic flow and direction through these areas will be difficult and probably not work well. Should the building revert to some other type of activity in the future, such as light industry, the problem would be compounded greatly.

Although we have no objection to this type of use, we do feel that the site, in relation to the proposed building, is undersized and limiting for a building of this magnitude. Because of this, the applicant cannot, in our opinion, comply with the appropriate conditions and safeguards as stated in Section 48-35 of the Town's ordinance and provide for a suitable arrangement of uses and activities on the site. Furthermore, the plan lacks many of the essential details necessary for proper evaluation.

We are, therefore, denying County approval. Should the applicant revise or modify his scheme (including the resolution of the above comments) and comply with the standards set by the County Department of Public Works, we would be willing to reconsider the request.

Very truly yours,

Peter Garrison Commissioner

PG:mj
Reviewed by:
Joel Shaw
Sr. Planner
cc: D. Lisack
J. Tallarico

CONNELLY INDUSTRIES SITE

Public Hearing PLanning Board for Connelly Industries 73-57 1.

INVENTORY A

- Application for Site Plan Approval 7/24/73 Connelly Industries. 2.
- 10 Site Plan Development Plan Connelly Industries dated Aug. 8, 1973
- 4. 5 Return Receipt cards Scott Schechtman Esq. Nov. 1973 Letter from Hudson River Valley Commission dated 2/19/74 to Donald Boehm 5.
 - with attached letter from Lloyd Wright to Peter Garrison, Comm. of Planning County of Orange dated 12/20/73
- Letter Connelly Ind. dated 1/7/74 to Milton Fischer Re: Commons of Windsor 6. Letter from Lloyd Wright U.S. Dept.Agric. dated 12/20/73 to Peter Garrison 7. Comm. of Planning, Goshen, New York.
- Letter from office of Planning Board, Town of New Windsor dated 1/4/74 to Sanford Sheber 189 Grand St. Re: Commons at Windsor
- Letter from Hudson River Valley Commission dated 2/13/74 to Donald Boehm of Connelly Ind. 2 pages
- 10. Letter New Windsor Planning Board to Milton Fischer dated 1/18/74 Commons at Windsor 2 pages
- 11. Letter Dept. of Planning County of Orange to Joseph Tallerico Chairman of P/B Re: Commons at Windsor dated 12/26/73 signed by Joe Shaw, Sr. Planner 12. Letter from New Windsor Planning Board to Donald Boehm dated 12/18/73 from Anthony Austria.
- 13. Memo Connelly Industries from Joseph Tallerico Chairman of P/B dated 12/11/73 14. Letter from Anthony Austria of New Windsor P/B Re: Connelly Ind. dated 12/7/73
- 15. Memo O.C. Planning Board to OC Planning Goshen Att: Peter Garrison dated 11/30/ 16. Letter from Sanford Sheber signed by James Crighton, P.L.S. Re: Commons dated 11/29/73
- 17. Letter Kartiganer Eng. signed by Elias Grevas Re: Connelly Ind. off site storm drainage dated 11/28/73 2 pages 18. Letter Maharay & Seaman Esq. to N.W. P.B. dated 11/27/73 2 pages
- Letter from Supy, Marsden to Planning Board RE: Drainage Connelly Ind. dated 11/26/73 2 pages
- 20. Letter from Joe Tallarico to Kartiganer Eng. Re: Connelly Ind. drainage dated 11/23/73 21. Letter from N. Y. S. Dept. of Trans. to James Crighton Sanford Sheber, Cons.
- Albany, New York Re: Commons at Windsor dated 11/21/73 22. Letter from Frank Manthey 205 Windsor Highway to Joe Tallarico of Planning Board dated 11/21/73
- 23. Affidavit dated 11/19/73 from Newburgh News Re: Notice of P/H 11/28/73 of Connelly Ind.

29. Copy of New Windsor Code pages 6008-6009 Street specs. 30. Memo to Albert Argenio, Argenio Bros. from PLanning Board, Sect. Shirley H. Re: Commonsdated 10/10/73 31. Letter from Supv. Marsden to Planning Board Re: Connelly Ind. dated 10/4/73 32. Letter from Ted Marsden, Supv. to Joe Tallarico, Chairman P.B. Re: Rates for performance bond for storm drainage dated 10/1/73. 33. letter from Connelly Ind. to N.W. T.B. attn: Ted Marsden dated 9/25/73 Re: drainage study Commons. 34. Letter from Supv. Marsden to Donald Boehm, Connelly Ind. Re: Storm drainage study dated 9/25/73. 35. Letter from Bernard Kessler, Spring Valley to N.W. Planning Board Re: Connelly Ind. The Commons at Windsor Site Plan dated 9/23/73. 36. Letter from Connelly Ind. dated 9/24/73to N.W.P.B. Attn: Joe Tallarico, chairman Re: Commons at Windsor Rt. 32 2 pages. 37. Letter from Donald Boehm, Connelly Ind. Re: Drainage study Commons at Windsor to N.W. Town Board Attn: Ted Marsden dated 9/25/73. 38. Letter from Bernard Kessler, Spring Valley, N.Y. to N.W. P. B. Re: Connelly

20. Letter New Windsor Highway Supt. dated 11/19/73 Re: Commons of Windsor to

25. Letter from Kartiganer Eng. Elias Grevas to Ted Marsden, Supv. Re. Storm

27. Letter Assessor Elsworth Weyant Re: (6) return receipts returned 11/28/73 (Maharay, Eggleston, Schmitt, Mapac, Epiphany College, Frank Manthey.
 28. Memo Bernard Kessler from Shirley H. Re: Windsor at Commonsdated 10/12/73.

26. Letter Planning Board Anthony Austria P/B Attorney to N.W. T.B. Re: Connelly

New Windsor Town Board Attorney Supv. Marsden 2 pages.

drainage Connelly Ind. dated 10/18/73 2 pages.

Ind. dated 10/19/73 3 Pages

Ind. Commons dated 9/23/73.

39. Drainage Study Commons at Windsor dated 10/77.

Purdy property storm drainage dated 9/17/73 2 pages

9/10/73 Re: Commons
43. Water, Sewer, and Highway Review form signed by Lyman Masten, Sant. Supt.
dated 10/10/73.
44. Memo to Connelly Ind. from N.W. P.B. Joe Tallarico dated 9/7/73.
45. Letter from Dept. of Planning, Goshen, N.Y. to Joe Tallarico Planning Board

Re: Soils, conditions, erosion and drainage on Rt. 32 Townhouse, apt. condosdated 8/29/73 signed by Edwin Garling 2 pages
46. Letter dated 8/21/73 from Lloyd Wright Dist. Conservationist to Peter Garrison, Comm. of Planning Orange County Re: Commons at Windsor 2 Pages

40. Letter from Supv. Marsden to Donald Boehm, Connelly Ind. dated 9/18/73. 41. Letter from Donald Boehm, Connelly Ind. to Supv. Marsden Re: Rt. 32 Former

42. Water, Sewer Highway review form signed by Joe Craig, Water Supt. dated

- 47. Letter from N.Y.S. Parks & Rec., Albany, N.Y. to Donald Boehm, Connelly Ind. dated .8/23/73 Re: Condo and Garden Apt. on Rt. 32
- 48. Letter from Supv. Marsden to Kartiganer Eng. dated 8/21/73 Re: Sewer study Connelly Ind.
- 49. Water, Sewer Highway review form from Lyman Masten, Sant. Supt. dated 8/21/73 2 pages.
- 50. Proposed Sewer Study agreement dated 8/10/73 between Connelly Ind. and Town of New Windsor 2 pages.
- 51. Letter from John McCann Chief Bureau of Fire Prevention to N.W.P.B. dated 8/29/73 Re: ConnellyInd.
- 52. Letter Planning Board N.W. Anthony Austria to Joe Tallarico, chairman N.W.P.B. dated 8/29/73 Re: Connelly Ind. (condo)
- 53. Letter from Howard Collett, Building Inspector to Ted Marsden, supv. dated
 8/27/73 Re: Connelly Ind.
 54. Memo from Planning Board to John McCann, Fire Prevention Bureau dated 8/16/73
- Re: Map of Connelly Ind.

 55. Memo from N.W. P.B. to Joe Vesely, Highway Supt. dated 8/17/73 Re: Maps of
- 55. Memo from N.W. P.B. to Joe Vesely, Highway Supt. dated 8/1//3 Re: Maps of Commons at Windsor.
- 56. Memo from N.W. P.B. to Supt. Sant dated 8/17/73 Re: Maps of Commons of Windsor 57. Memo from N.W. P.B. to Joe Craig, Water Dept. dated 8/17/73 Re: Maps of Common 58. Water, Sewer, Highway review from Joe Craig, Water Supt. dated 8/7/73.
- 58. Water, Sewer, Highway review from Joe Craig, Water Supt. dated 8/1//3.

 59. Letter from Ted Marsden, Supv. to Connelly Ind. dated 8/6/73 Re: Sewer Study
- 60. Letterfrom Kartiganer Eng. to T/B/ Attn. Ted Marsden Re: Sewer Study S.D.J. and/or 11A Ext. dated 8/2/73.
- 61. Letter from Sanford Sheber, Albany, N.Y. to Ernie Spignardo dated 8/3/73.
 62. Letter from Sanford Sheber, Albany, N.Y. to Anthony Austria dated 8/3/73
- 62. Letter from Sanford Sheber, Albany, N.Y. to Anthony Austria dated 8/3/73.
 63. Letter from Pete Garrison, OC. Planning Dept. to Fred Wygant, chairman
- New Windsor Zoning Board dated 5/8/73 Re: Area variances and conditional use permit, Connelly Ind.
- 64. Map of Preliminary Plans Re: Commons 8/4/73.

UNITED STATES DISTRICT COURT

SOUTHERN DISTRICT OF NEW YORK

Pauline Townsend TO Town Clerk Town of New Windsor TC

GREETINGS:

WE COMMAND YOU that all business and excuses being laid aside, you appear and attend before the GRAND INQUEST of the body of the people of the United States of America for the Southern District of New York, at a District Court to be held at Room 31 United States Courthouse, 101 East Post Road, White Plains, New York 1060] on the 16th day of October 19 84, at 10:00 in the fore testify and give evidence in regard to an alleged violation of

Title 18, United States Code, Section 1951

and not to depart the Court without leave thereof, or of the United States Attorney, and that you produce at the time and place aforesaid the following:

Any and all documents and records concerning or relating to The Commons at Windsor Subdivision, Ken Campbell Site Plan and/or Ken Campbell Enterprises, Inc. including, but not limited to, minutes, transcripts and/or tape recordings of all meetings and/or hearings held by the Town of New Windsor Planning Board, Town Board, Water Board and/or other public board or other authority; contracts; permits; applications; references; resolutions; correspondence; memoranda; voting records; engineering reports; surveys; and maps.

And for failure to attend and produce the said documents you will be deemed guilty of contempt of Court and liable to penalties of law.

Dated: White Plains, New York

October 3, 1984

blah W. Sen RUDOLPH W. GIULIANI

United States Attorney for the

Southern District of New York.

NOTE: REPORT AT ROOM 24. In order to secure your witness fees and mileage, it is necessary that you retain this Subpoena and present the same at the United States Attorney's Office, Room 24, upon each day on which you attend Court as a witness.

HOWARD E. HEISS

Assistant United States Attorney

Telephone: (914) 683- 9579

101 East Post Road

White Plains, New York 10601 THIS AGREEMENT made the // day of March 1974, between the Town of New Windsor, a municipal corporation with offices at 555 Union Avenue, New Windsor, New York, hereinafter called the Town and Connelly Industries Inc., a New York corporation with offices at 178 Srand Street, Newburgh, New York, hereinafter called the Builder.

WHEREAS the Town is concerned with and has undertaken various studys relating to problems of storm water drainage, and

WHEREAS one of the areas of concern involving storm water drainage, is that generally known as Parklawn, East Windsor Park, Epiphany College Hill, areas of the Town of New Windsor, said areas being on the east ans west side of New York State Route 32, and

WHEREAS, the Builder is the owner of certain property located in the aforesaid area on the West side of New York State Route 32, and known as the Purdy property, and

WHEREAS the Builder has submitted plans for site plan approval of a 231 unit condominium to be constructed on said property, to the Town of New Windsor Planning Board, and

WHEREAS said Planning Board has with held approval of the aforesaid builder application by reason of concern with an already existing storm water drainage problem which could be further aggravated by construction of the Builders condominium, and

WHEREAS the Town has previously commissioned an engineer to do a study of the existing storm drainage problems in said area, and the effect which the Builders project would have thereon and the recommended steps to be taken to resolve the existing storm drainage problem and to also accommodate the said Euilders condominium in connection therewith, and

WHEREAS by letter dated November 28, 1973, Kartiganer Engineer's reported to the Town the work which would be necessary to arrest the aforesaid existing storm water drainage problem and accommodate and provide for any additional storm water drainage which would result from the construction by the Builders of the aforesaid project, a copy of which is attached hereto and made a part hereof, and

WHEREAS it would be in the interest of the Town to take such steps as necessary to construct the storm water drainage facilities as recommended by the said letter of Kartiganer Engineer's, dated November 28, 1973, and

WHEREAS, the Town and the Builder have agreed to take such steps as are necessary to construct the aforesaid storm water

ATTOPHEYS AT LAW

drainage facilities in accordance with the recommendations of said letter of Kartiganer Engineers, dated November 28, 1973.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained it is agreed as follows:

- 1. The Builder agrees to pay to the Town or to any improvement district formed by the Town for the construction of a storm water drainage system which shall include the Builders property aforesaid, forty nine percent of the cost of construction of said storm water drainage, system, or One Hundred Thousand Dollars which ever is less, but in no event less than Sixty Eight Thousand Five Hunndred Dollars.
- 2. The payment of the aforesaid sum shall be as follows, Sixty Eight Thousand Five Hundred Collars cash; Thirty One Thousand Five Hundred Dollars by the posting, by the Builder, of a bond in that amount in such form as may be approved by the Town. The condition of said bond shall be that the bonding company shall May to the Town the sum of Thirty One Thousand Five Hundred Dollars cash should the Builder fail to do so in accordance with the terms of this agreement.
- 3. Upon receipt of the aforesaid sum and bond, the Town shall take such steps as are necessary for the formation and construction of a storm water drainage system in the afeas aforedescribed including the aforedescribed property, pursuant to Article 12A of the Town Law of the State of New York.
- 4. Upon completion of the necessary legal steps and formation of said storm water drainage district the Town shall commence construction of said storm drainage system in accordance with the recommendations of the aforesaid letter of Kartiganer Engineers, dated November 28, 1973, and shall apply the aforesaid sum of Sixty Eight Thousand Five Hundred Dollars toward the cost of same.
- 5. At such time as the Town may in its sole and absolute discretion deem that the sum of Sixty Eight Thousand Five Hundred Dollars initially deposited by the Builder will not be sufficient to cover the obligation of the Builder as specified in paragraphs "1" of this agreement the Town shall notify the Builder of this determination and request such further amount from the Builders as may be necessary to fulfill the Builders obligation. Upon sending of said notice by the Town the Builders shall within five working days from the date of sending of said notice, deposit with the Town by cash or certified check such further amount as may be necessary to fulfill its obligation under the aforesaid paragraph "1" heretofore. The notice to be given herein shall be

aralari & Justria Attorners at IAW VAILS GATE, N. V. 12584 sent by the Town to the Builder at the Builders address as stated herein, certified mail. The five day period within which the Builder shall deposit such further money shall commence upon the mailing of said notice by the Fown to the Builder.

- 6. In the event the Builder shall fail to deposit with the Town the further money referenced in paragraph "5" heretofore, time being of the essence, the Builder shall be declared in default at the option of the Town and the Town shall be entitled to obtain said money from the bonding company which shall have posted the bond required by paragraph "2" heretofore and to take such legal steps necessary to accomplish same, without prior notice to said bonding company.
- 7. The Town shall have the option of constructing said storm water drainage system by use of its own employees, or through the use of independent contractors whichever alternative the Town in its sole and absolute descretion shall deem best.
- Builder will not be entitled to refund of any of the sum of Sixty Eight Thousand Five Hundred Dollars initially demosited under the terms of this agreement, in the event that the aforesaid forty nine percent of the cost of construction of said system shall turn out to be less than the sum of Sixty Eight Thousand Five Hundred Collars it being the intent of the parties hereto that the minimum obligation of the Builder regardless of the final cost of construction shall be Sixty Eight Thousand Five Hundred Dollars and the maximum obligation of the Builder, the sum of One Hundred Thousand Dollars or forty nine percent of the total cost of construction of said system (whichever is lesser).
- 9. The parties agree that legal, engineering and interest costs which may be incurred in the financing of said system are all includable in the total cost of said system.
- 10. It is agreed that the formation of the aforesaid storm water drainage district is subject to a permissive referendum in accordance with Article 12A of the Town Law aforereferenced. In the event the formation of said district shall not be approved as a result thereof the Town shall refund the sum of Sixty Eight Thousand Five Hundred Dollars initially deposited, to the Builder, less the cost of any legal and engineering expenses incurred by the Town as a result of this agreement and the implementation of same.
- 11. The Builder understands that the formation of a storm water drainage district is or may be subject to approval by various agencies and departments of the County of Orange and

Austria & Austria
ATTORNEYS AT LAW
VAILS GATE, N. Y. 12564

(914) 561-5960

State of New York as prescribed by law.

- 12. It is the contemplation and interest of the parties that this agreement shall not become binding upon the Town until the Builder shall have deposited with the Town the money and bond specified in paragraph "2" heretofore, also approval of this agreement by appropriate resolution of the Town Board of the Town of New Windsor, at a meeting of said board to be held after execution of this agreement by the supervisor of the Town of New Windsor, at which the Town board shall have the power but not the obligation of ratifying this agreement and authorize the supervisor to carry out its provisions.
- 13. This agreement is further subject to receipt by NO LATER THAN MARCH 15,1974 the Builder of final approval of its site plan/for the afore referenced condominium by and at the discretion of the Planning Board of the Town of New Windsor which approval by said Plannint Board may, however, be subject to and conditional upon the Builder faithfully performing the terms of this agreement, and the approval of same by the Town Board as aforesaid. This agreement, and more specifically the provisions of this paragraph is not to be construed in any manner or fashion whatsoever as being or intended to be any encroachment of any of the powers which the Planning Board of the Town of New Windsor has in determining whether it will approve the aforesaid site plan. It is further understood that said approval by the Town of New Windsor Planning Board is in the sole and absolute judgment and discretion of the Planning Board, which will be based upon all of the factors affecting said site plan, and that the Planning Board will render its décission using as its criteria those considerations which are in the best interests of the Town of New Windsor. IN THE EVENT Section 103(a) and 103(b) of the General Municipal

Law of the State of New York are hereby incorporated in and made a part of this agreement by reference thereto.

IN WITNESS WHEREON the parties have executed this agreement this /3th day of March 1974.

TOWN OF NEW WINDSOR

SCHER, Supervisor

Cavalari & Austria



TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK

October 16, 1984

SUBJECT: THE COMMONS AT WINDSOR

New Windsor Town Clerk, Pauline G. Townsend

Delivered to Howard E. Heiss, Assistant United States Attorney, 101 East Post Road, White Plains, New York, 10601 the following reference to above subject matter:

Certified Copy of Town Board Minutes
Certified Copy of Planning Board Minutes
Building Inspector's Certified copies of Building Permits.
Certified Sewer Agreement.
Town Clerk's files of Planning Board procedures - 73-57;
The Commons; The Commons Site Plan 74-6.

Planning Board Folders: The Commons Site Plan 1982-1983;

Kenneth Campbell 80-6

Valley View Estates former Ken Campbell

Building Inspector's Folders - 7-11-84 (The Commons)

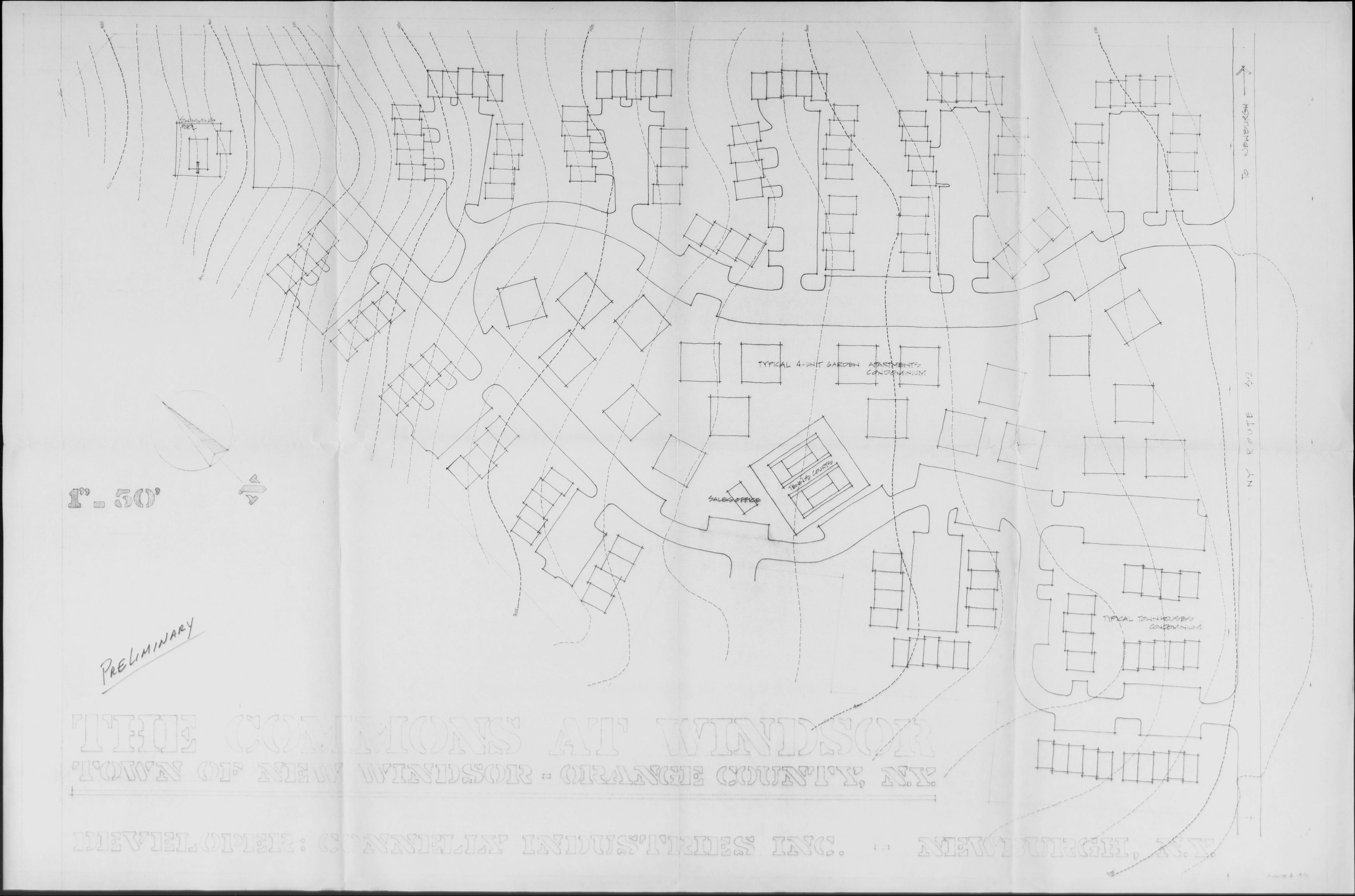
Valley View Estates
Untitled Building Inspector's File.

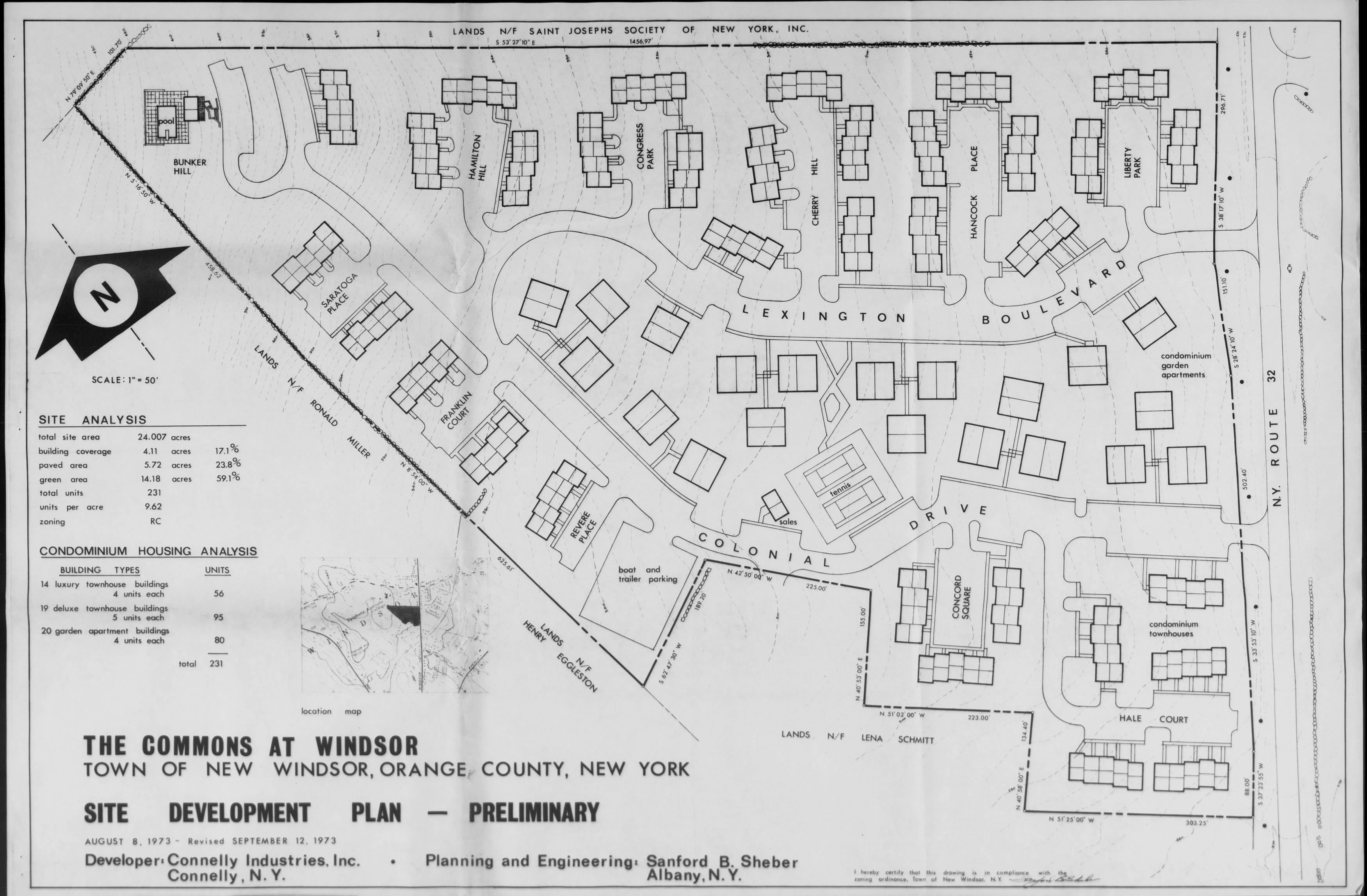
Received:

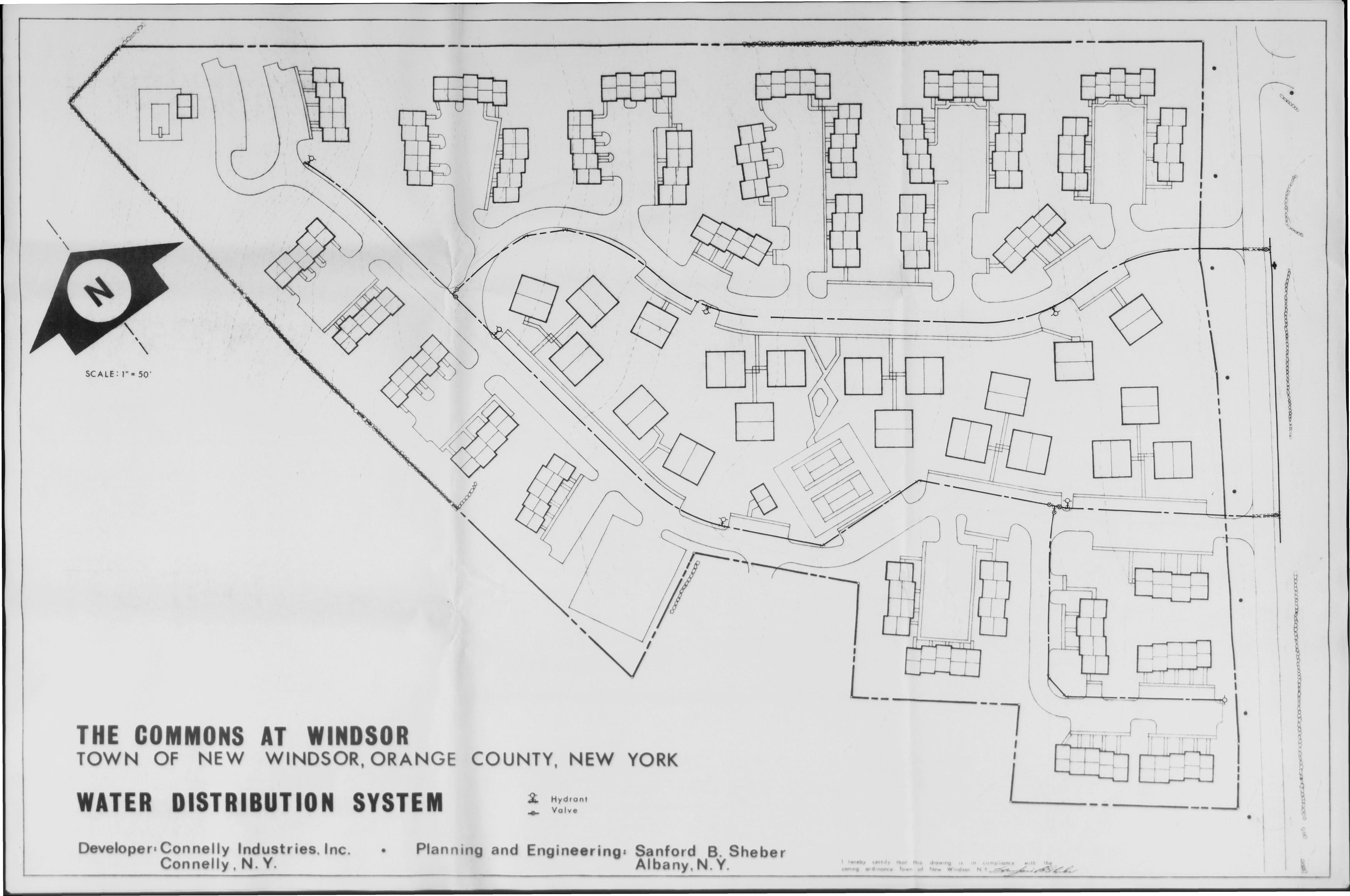
Signed

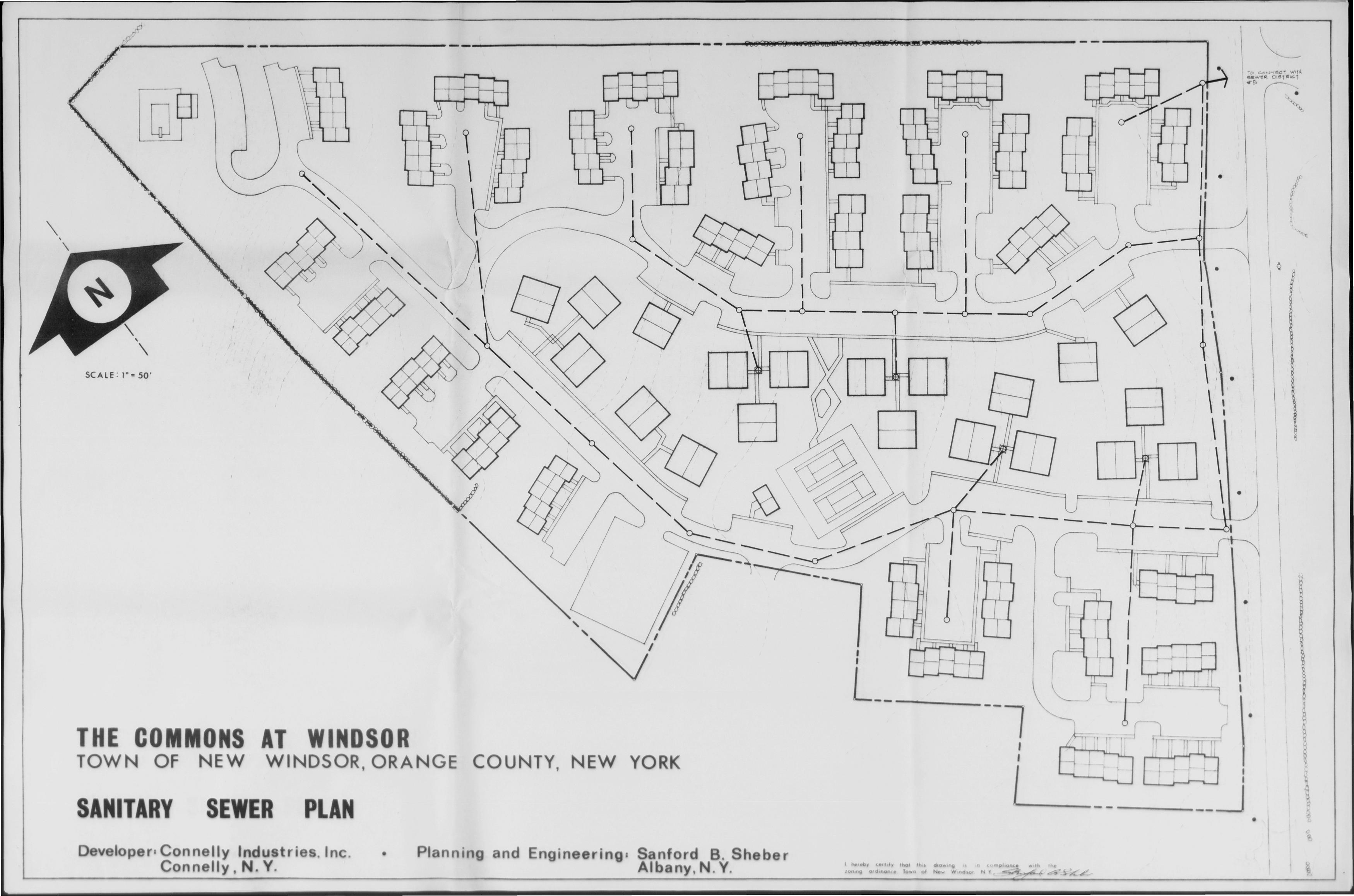
Date.

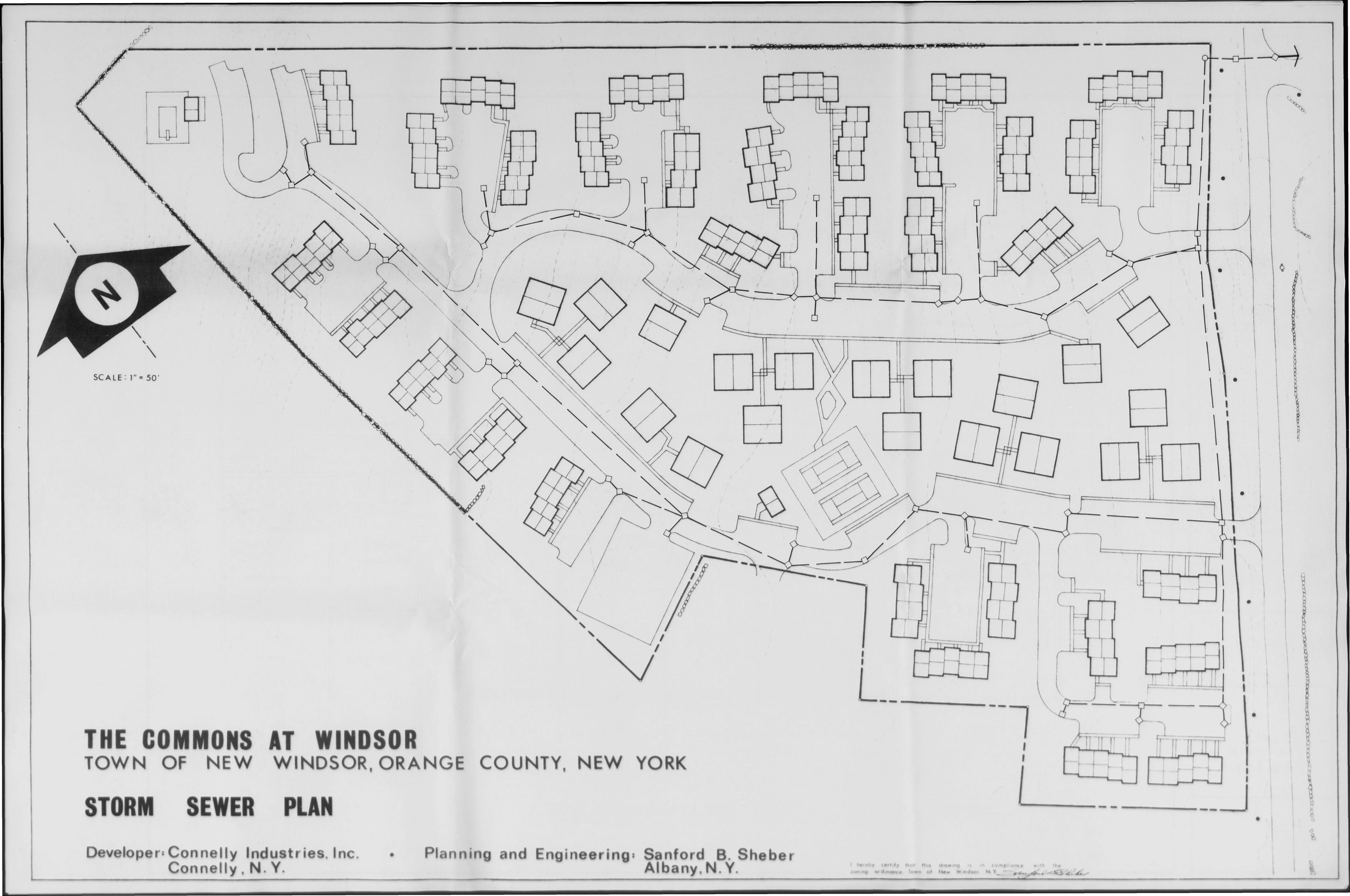
10/16/84

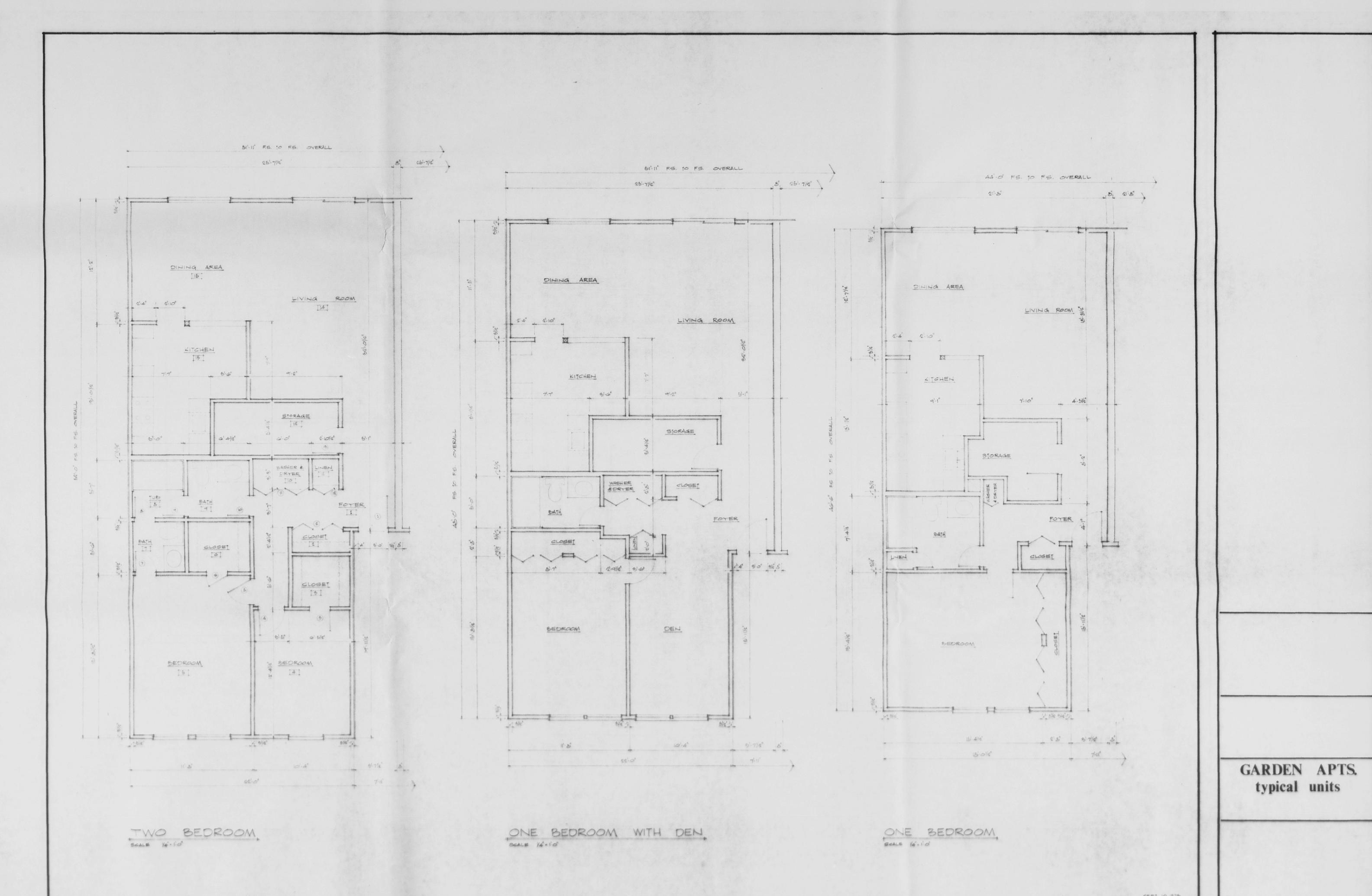




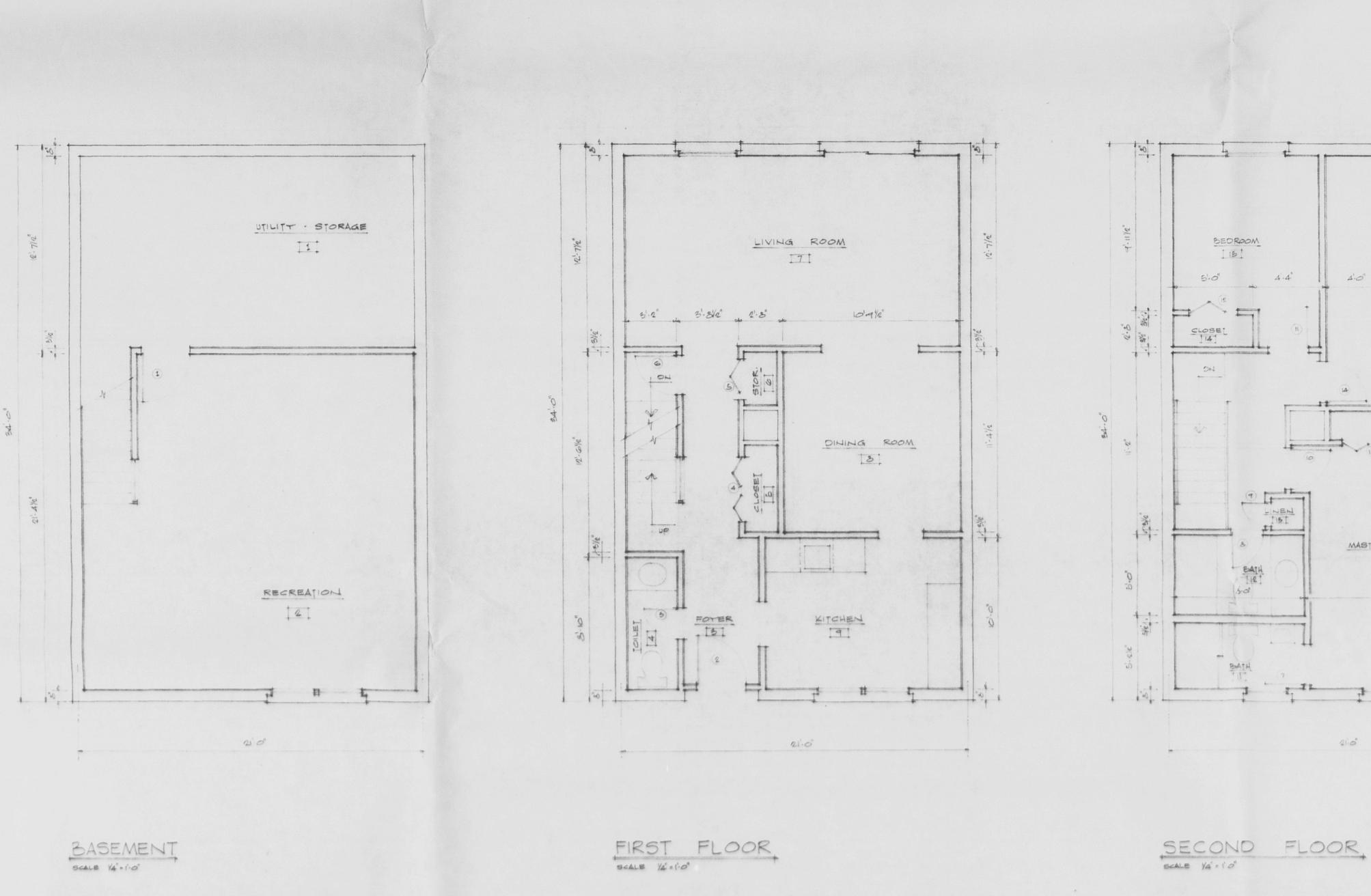


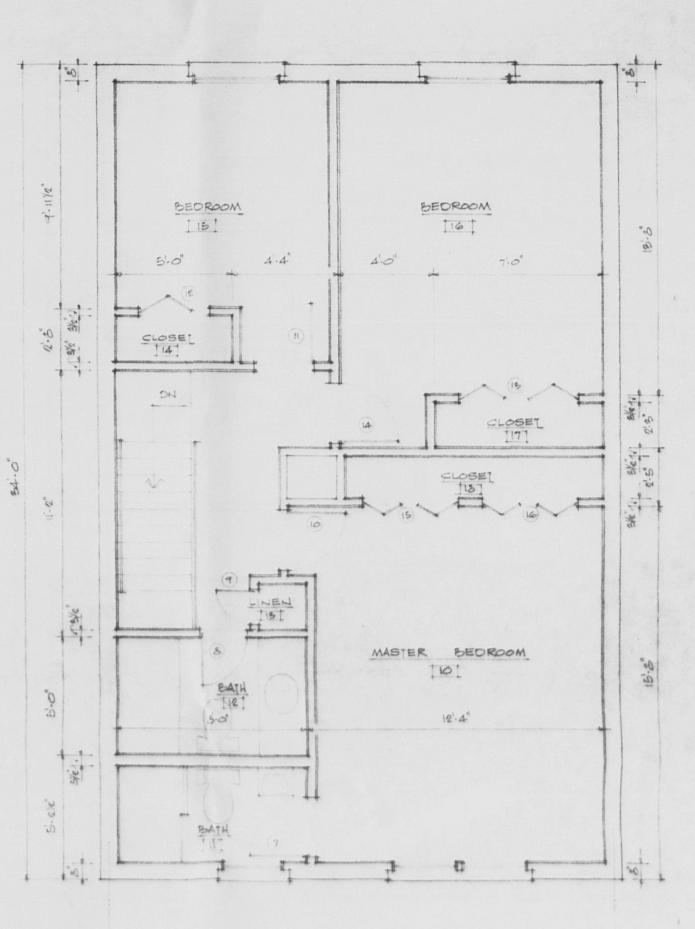




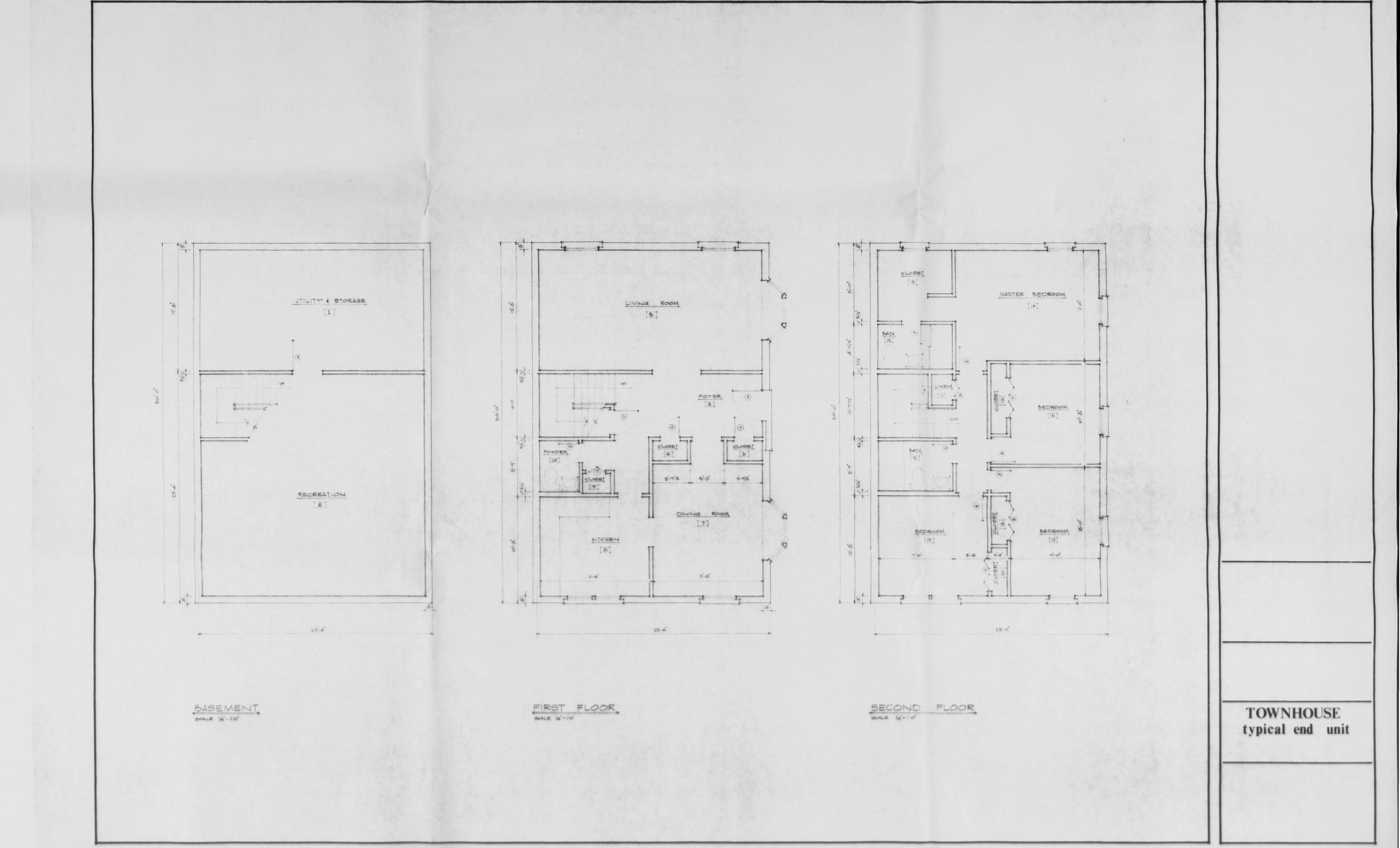


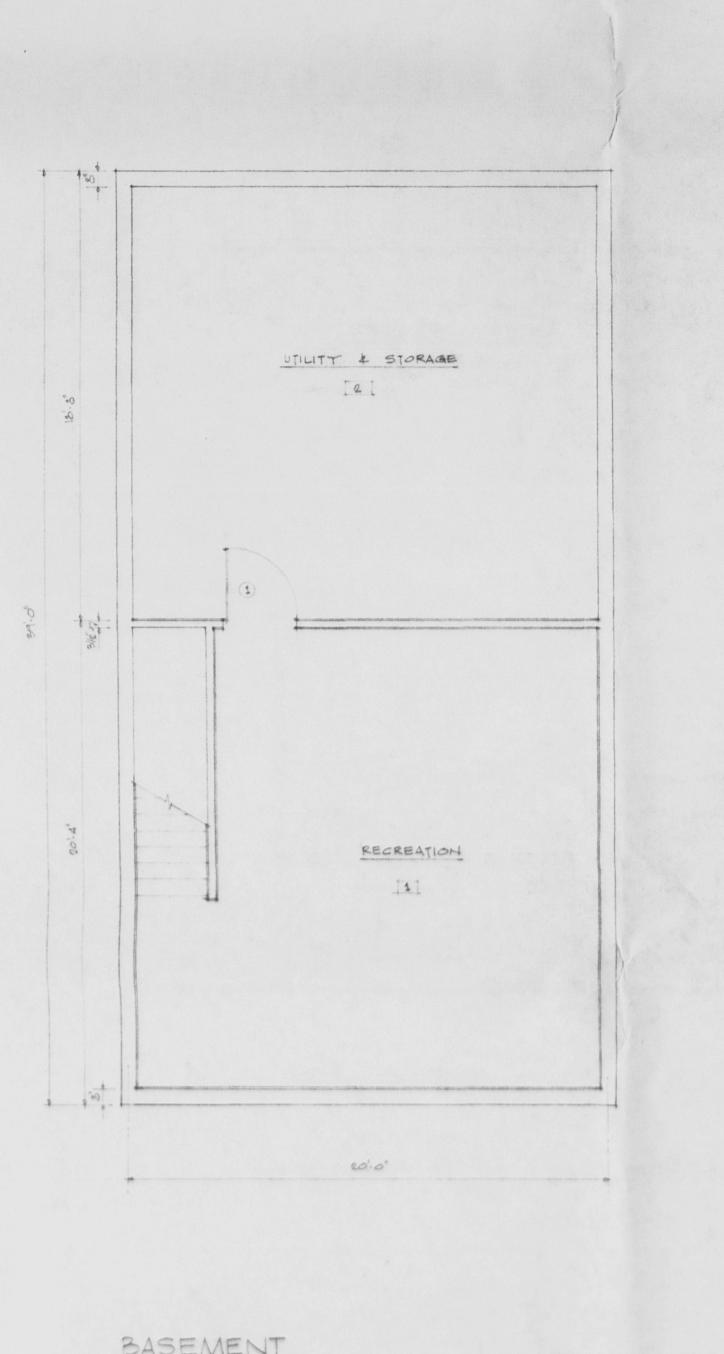
EPT 10,1975

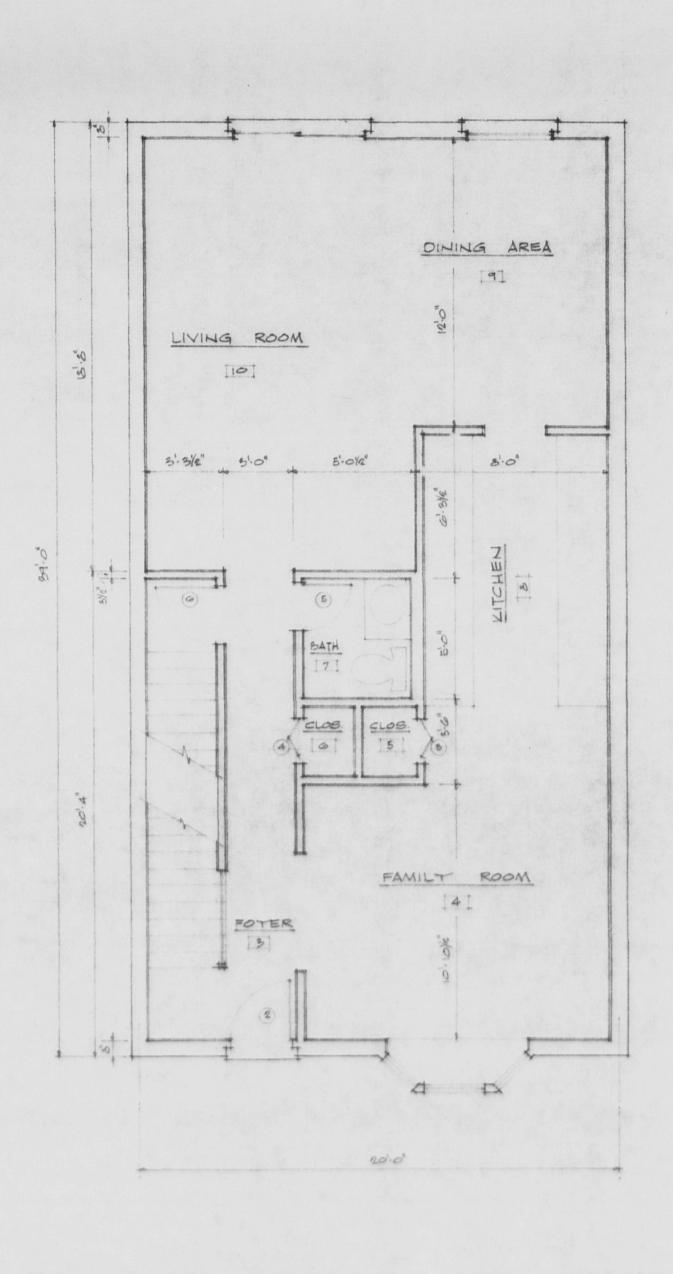


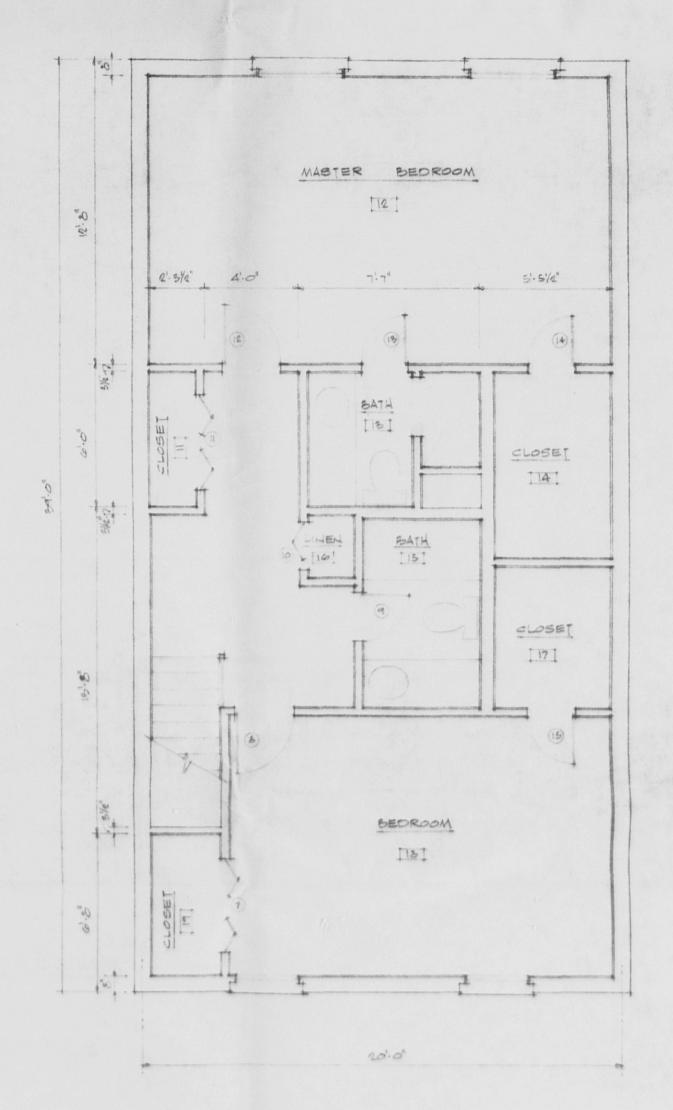


TOWNHOUSE typical center unit







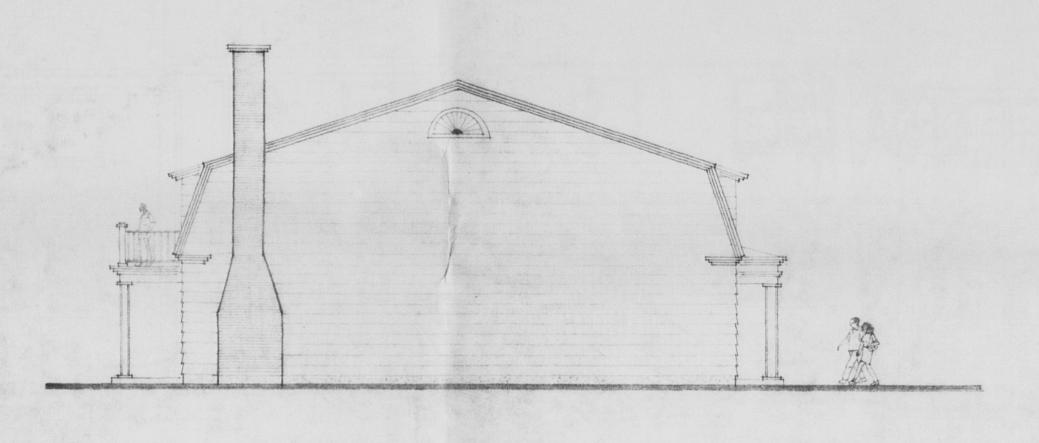


BASEMENT

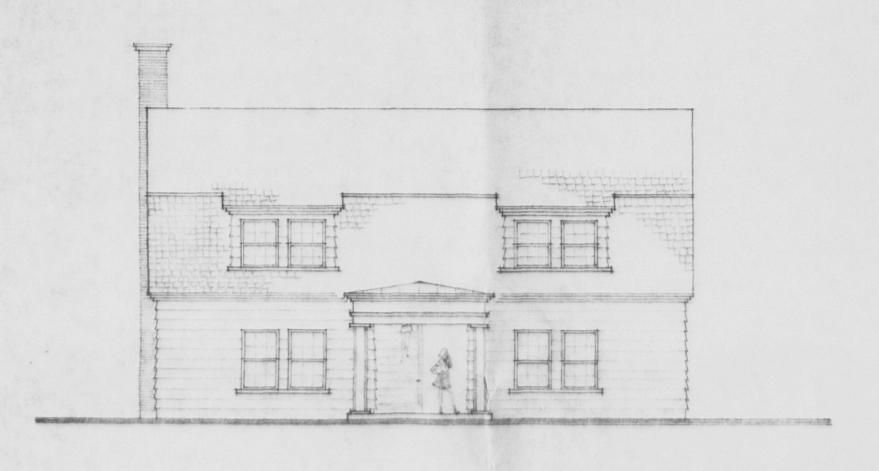
FIRST FLOOR

SECOND FLOOR

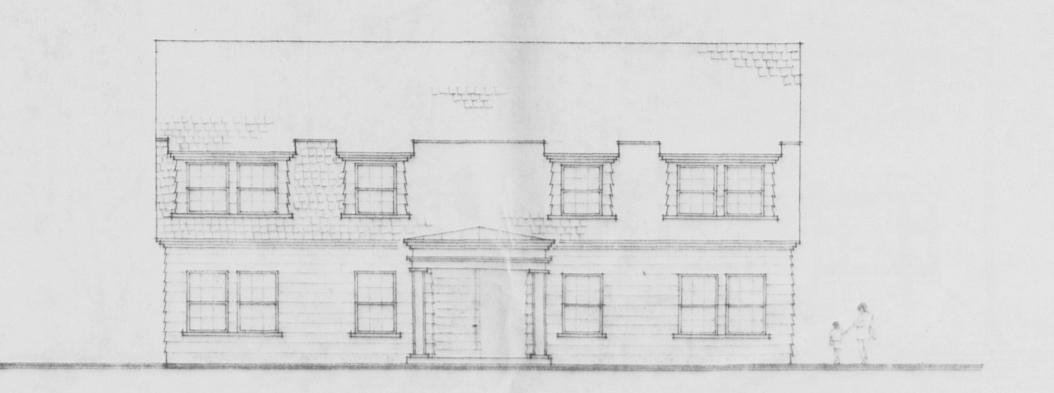
TOWNHOUSE deluxe



END ELEVATION



ONE BEDROOM



TWO BEDROOM

(GARDEN	APTS
	elevat	ions

SCALE 15 -1-0"



TYPICAL BLOCK ELEVATION



END ELEVATION